STRIKEOUT ORDINANCE

OLD LANGUAGE: Struck Out

NEW LANGUAGE: <u>Double Underline</u>

ORDINANCE NUMBER O-20512 (NEW SERIES)

DATE OF FINAL PASSAGE JULY 10, 2015

[INSERT NUMBER] AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 11, ARTICLE 3, DIVISION 2 BY AMENDING SECTION 113.0270; AMENDING CHAPTER 13[INSERT NUMBER], ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13[INSERT NUMBER], ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322: AMENDING CHAPTER 13. ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0405, 131.0422, 131.0423, 131.0431, 131.0443, 131.0446, 131.0449, AND 131.0451; AMENDING CHAPTER 13[INSERT NUMBER], ARTICLE 1, DIVISION 5 BY AMENDING SECTIONS 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, 131.0546, AND 131.0555, AND BY ADDING NEW SECTION 131.0548; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0622; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530: AMENDING CHAPTER 15, ARTICLE 2, DIVISION 3 BY AMENDING SECTIONS 152.0316 AND 152.0317; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0238; AMENDING CHAPTER 15, ARTICLE 10, DIVISION 3 BY AMENDING SECTION 1510.0309; AMENDING CHAPTER 15, ARTICLE 12, DIVISION 3 BY AMENDING SECTION 1512.0305; AND AMENDING CHAPTER 15, ARTICLE 16, DIVISION 3 BY AMENDING SECTION 1516.0301, ALL RELATING TO THE CREATION OF NEW ZONES IN THE LAND DEVELOPMENT CODE.

§113.0103 Definitions

Abutting property through Shared parking [No change in text.]

Shopkeeper unit means a dwelling unit with both living quarters and commercial space that meet all occupancy separation requirements of the California Building Code, where the commercial use is located on the ground floor and operated by the resident of the dwelling unit.

Side street through Yard [No change in text.]

§113.0270 Measuring Structure Height

- (a) Structure Height of Buildings and Structures (Excluding Fences,

 Retaining Walls, or Signs)
 - (1) through (4) [No change in text.]
 - Uninhabited roof structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade structures, and fences with a surface area at least 75 percent open to light are excluded from the calculation of structure height for development, if all of the following conditions exist:
 - (A) The *development* is not located within the Coastal Height

 Limit Overlay Zone, within the Clairemont Mesa Height

 Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone;
 - (B) The *structure height*, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater;

- (C) The *development* is a commercial and residential mixed-use project; and
- (D) The *structure* does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade *structures* outside of the 45-degree plane may be 9 feet in height, and *fences* outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

(b) through (c) [No change in text.]

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B

[No change in text.]

Table 131-02B Use Regulations Table for Open Space Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and	Zone Designator			Zon	ies		
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	О	P-	OC-	OR ⁽¹)_	OF ⁽¹¹⁾ -
	3rd >>	1-	2-	1-	1-		1-
	4th >>	1	1	1	1 2	2	1
Open Space through Residential , <i>Rooming House</i> [No change in text.]				o change	e in tex	ĸt.]	
Shopkeeper Units		- 1	- =	<u>-</u> =	=		=

Use Categories/Subcategories [See Section 131.0112 for an explanation and	Zone Designator			Zon	es	
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	O	P-	OC-	OR ⁽¹⁾ -	OF ⁽¹¹⁾ -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1 2	1
Residential, Single Dwelling Units through Signs Regulated Signs Uses, Theater Marquees [No character Marquees and		[N	o change	in text	.]	

Footnotes for Table 131-02B [No change in text.]

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B

[No change in text.]

Table 131-03B Use Regulations Table for Agricultural Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and	Zone Designator					
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	AG				R
	3rd >>	1	-	1-		
	4th >>	1	2	1	2	
Open Space through Residential, Rooming Houchange in text.]	use [No	[No ch	nange i	n text.]	
Shopkeeper Units	Shopkeeper Units					
Residential, Single Dwelling Units through Signal Separately Regulated Signs Uses, Theater Mark change in text.]		[No cł	nange i	n text.]	

Footnotes for Table 131-03B [No change in text.]

§131.0405 Purpose of the RT (Residential--Townhouse) Zones

(a) [No change in text.]

- (b) The RT zones are differentiated based on the minimum *lot* size as follows:
 - RT-1-1 requires minimum 3,500-square-foot *lots*
 - RT-1-2 requires minimum 3,000-square-foot *lots*
 - RT-1-3 requires minimum 2,500-square-foot *lots*
 - RT-1-4 requires minimum 2,200-square-foot *lots*
 - RT-1-5 requires minimum 1,600-square-foot *lots*

§131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

Legend for Table 131-04B

[No change in text.]

Table 131-04B Use Regulations Table for Residential Zones

Use Categories/	Zone		Zones
Subcategories	Designator		
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS- RX- RT-
explanation and	3rd >>	1-	1- 1- 1-
descriptions of the Use Categories,	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14 1 2 1 2 3 4 5
Subcategories, and Separately Regulated			
Uses]			
Open Space			
Active Recreation		P	P P P
Passive Recreation		P	P P P
Natural Resources I	Preservation	P	P P P
Park Maintenance I	Facilities	-	
Agriculture			
Agricultural Proces	sing	-	
Aquaculture Faciliti	ies	-	

Use Categories/	Zone		Zones			
Subcategories	Designator					
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-	
131.0112 for an			1	1	1	
explanation and descriptions of the	3rd >>		1-	1-	1-	
Use Categories,	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>	
Subcategories, and						
Separately Regulated						
Uses]						
Dairies		-	-	-	=	
Horticulture Nurser Greenhouses	ies &	-	-	-	-	
Raising & Harvestin	g of Crops	P ⁽³⁾	-	-	-	
Raising, Maintaining Animals	g & Keeping of	P ⁽³⁾ (9 <u>8</u>)	-	-	-	
Separately Regulated Agriculture Uses						
Agricultural Equipm Shops		-	-	-	-	
Commercial Stables		-	-		-	
Community Gardens	S	L	L	L	L	
Equestrian Show & Facilities	Exhibition	-	-	-	-	
Open Air Markets for Agriculture-Related Flowers		ı	-	-	1	
Residential						
Mobilehome Parks		-	P (1)	P ⁽¹⁾	-	
Multiple Dwelling U	nits	-	-	-	-	
Rooming House [See 131.0112(a)(3)(A)]	e Section	-	-	-	-	
Shopkeeper Units		=	=	=	Ξ	
Single Dwelling Units		P ⁽¹³⁾		P(9)-	P ⁽⁹⁾	
		(12)	P(9)-(13)(12)	(13)		
				(12)		
Separately Regulated Uses	d Residential					
Boarder & Lodger		L	L	L	L	

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories,	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>
Subcategories, and					
Separately Regulated Uses]					
Accommodations					
Companion Units		L	L .	L	L
Employee Housing:					
6 or Fewer Emplo	yees	-	-	-	-
12 or Fewer Empl	loyees	-	-	-	-
Greater than 12 E	mployees	-	-	-	-
Fraternities, Sororities Student Dormitories	es and	-	-	-	-
Garage, Yard, & Esta	ite Sales	L	L	L	L
Guest Quarters		L	L	L	-
Home Occupations		L	L	L	L
Housing for Senior C	itizens	С	С	C	С
Live/Work Quarters		ı	-	_	-
Residential Care Faci	ilities:				
6 or Fewer Persons	3	P	P	P	P
7 or More Persons		С	С	С	С
Transitional Housing	•				

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the			 1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories,	4ui //				
Subcategories, and Separately Regulated					
Uses]					
6 or Fewer Persons	3	P	Р	Р	Р
7 or More Persons		С	С	С	С
Watchkeeper Quarters		-	-	-	-
Institutional					
Separately Regulated I Uses	nstitutional				
Airports		-	-	-	-
Botanical Gardens &		С	С	С	С
Arboretums					
Cemeteries, Mausoleu Crematories	ms,	-	-	-	-
Correctional Placemen	nt Centers	-	-	-	-
Educational Facilitie	s:				
Kindergarten throu	gh Grade 12	С	С	С	С
Colleges / Universi	ties	С	С	С	С
Vocational / Trade	School	-	-	-	-
Energy Generation & Distribution Facilities		-	-	-	-
Exhibit Halls & Convergence Facilities	ention	-	-	-	-
Flood Control Facilities	es	L	L	L	L
Historical Buildings U	sed for	С	C	C	С
Purposes Not Otherwi					
Allowed Homeless Facilities:					
Congregate Meal I	Facilities	-	-	-	-
Emergency Shelte	rs	-	-	-	-

Use Categories/	Zone		Zones						_
Subcategories Subcategories	Designator		Zones						
[See Section	1st & 2nd >>		RS-	RX-	Ι	R'	Γ_		-
131.0112 for an	18t & 211u								
explanation and	3rd >>	1-	1-	1-		1	-		
descriptions of the	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1	2 3	3 4	1 [<u>-</u>
Use Categories,								-	-
Subcategories, and									
Separately Regulated Uses]									
Homeless Day Ce	enters	-	<u>-</u>	 	<u> </u>	<u> </u>	<u></u>		_
				+	<u> </u> 				-
Hospitals, Intermedia Facilities & Nursing		_	-	-		•	-		
Interpretive Centers	Tucinties	-	-	-			-		_
Museums		С	С	C		(7		_
Major Transmission,	Relay, or	-	-	<u> </u>			_		_
Communications Sw	•								
Stations									
Satellite Antennas		L	L	L		I			
Social Service Institu	ıtions	-	-	-			•		
Wireless <u>eC</u> ommunic	ation <u>f</u> Eacility:								
Wireless commun	ication facility	L	L	L		I			
in the <i>public righ</i>									
subterranean equi									
to a non-residenti									_
Wireless commun		N	N	N		N	1		
in the <i>public right</i>									
subterranean equi to a residential us									
		С	С	C		(7		-
Wireless communication facility in the public right-of-way with						•	_		
above ground equ									
Wireless commun		С	С	С		(7		7
outside the <i>public</i>				<u> </u>					

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1st & 2nd >>		RS-	IRX-	RT-
131.0112 for an	18t & 211u ->	KL-		ICX-	K1-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories,					$ \ \ \ \ ^-$
Subcategories, and Separately Regulated					
Uses]					
Retail Sales					
Building Supplies &	z Equipment	_	<u>-</u>	Τ -	_
Food, Beverages an		_	-	<u> </u> -	_
				1	
Consumer Goods, F Appliances, Equipm		-	-	-	-
Pets & Pet Supplies		-	-	-	-
Sundries, Pharmaco	euticals, &	_	-	-	-
Convenience Sales	Ź				
Wearing Apparel &	Accessories	-	-	-	-
Separately Regulated I Uses	Retail Sales			•	
Agriculture Related	Supplies &	-	-	-	-
Equipment					
Alcoholic Beverage	Outlets	-	-	-	-
Farmers' Markets					
Weekly Farmers'	Markets	-		-	-
Daily Farmers' M	arket Stands	-	-	-	-
Plant Nurseries		-	-	-	-
Retail Farms		-	1	-	-
Retail Tasting Stores		-	-	-	-
Swap Meets & Othe		-	-	-	-
Outdoor Retail Facil	lities				
Commercial Services				_	
Building Services		-	-	-	-
Business Support		-	-	-	-
Eating & Drinking l		-	-	-	-
Financial Institution	IS	ı	-	-	-
Funeral & Mortuar	y Services	ı	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the					
Use Categories,	4tn >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Subcategories, and					$ \ \ \ \ \ $
Separately Regulated Uses]					$ \ \ \ \ \ $
Instructional Studio	<u> </u>	-		<u> </u> -	-
Maintenance & Rep	air	-	-	-	-
Off-Site Services		-	-	_	-
Personal Services		-	-	_	-
Radio & Television	Studios	-	-	-	-
Tasting Rooms		-	-	-	-
Visitor Accommoda	tions	-	-	_	-
Separately Regulated (Commercial		<u> </u>	l	
Services Uses					
Adult Entertainment I	Establishments:				
Adult Book Store		-	-	-	-
Adult Cabaret		-	-	-	-
Adult Drive-In Th	eater	-	-	-	-
Adult Mini-Motion Theater	n Picture	-	-	-	-
Adult Model Stud	io	-	-	-	-
Adult Motel		-	-	-	-
Adult Motion Pict	ure Theater	-	-	-	-
Adult Peep Show	Theater	-	-	-	-
Adult Theater		-	-	-	-
Body Painting Stu	idio	-	-	-	-
Massage Establish	nment	-	-	-	-
Sexual Encounter	Establishment	-	-	-	-
Assembly and Entert Including Places of F	· ·	-	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Assembly					
Bed & Breakfast Esta	blishments:				
1-2 Guest Rooms		N	N	N	-
3-5 Guest Rooms		N	С	C	-
6+ Guest Rooms		С	С	-	-
Boarding Kennels / Pe	et Day Care	-	-	-	-
Camping Parks		-	-	_	-
Child Care Facilities:					
Child Care Centers	}	С	С	С	С
Large Family Child	d Care Homes	L	L	L	L
Small Family Child	d Care Homes	L	L	L	L
Eating and Drinking Establishments with a Drive-through Compo		-	-	-	-
Fairgrounds		-	-	-	-
Golf Courses, Driving Pitch & Putt Courses		С	С	С	С
Helicopter Landing Fa	acilities	-	-	-	-
Massage Establishmer Specialized Practice	nts,	-	-	-	-
Medical Marijuana C Cooperatives	onsumer	-	-	-	-
Mobile Food Trucks		-	-	-	-
Nightclubs & Bars Θ Square Φ Eeet in Φ Eize	- '	-	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an explanation and	3rd >>	1-	1-	1-	1-
descriptions of the					
Use Categories,	4th >>	$\begin{vmatrix} 1 & 2 & 3 \end{vmatrix}$	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Subcategories, and					
Separately Regulated					
Uses] Parking Facilities as a	Primary				
Use:	1 rimary				
Permanent Parking	Facilities	-	-	-	-
Temporary Parkin	g Facilities	-	-	-	-
Private Clubs, Lodges		-	-	-	-
Fraternal Organization					
Privately Operated, O Recreation Facilities		-	-	-	-
40,000 sSquare fFeet					
Pushcarts:	<u></u>	_			
Pushcarts on Priva	ite Property	-	-	-	-
Pushcarts in <u>pPublowWay</u>	lic # <u>R</u> ight-of-	-	-	-	-
Recycling Facilities:					•
Large Collection F	Facility	-	-	-	-
Small Collection F	Facility	-	-	-	-
Large Construction		1	-	-	-
Demolition Debris	s kecycung				
Small Construction		-	-	-	-
Demolition Debris	s Recycling				
Facility Drop-off Facility					
		-	-	-	-
Green Materials C Facility	composting	-	-	-	-
Mixed Organic Co	omposting	-	-	-	-
Facility					
Large Processing		-	-	-	-
Accepting at Least					
Annual Weight of	Kecyclables				

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an					
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories,					$[\] \ [\] \ [\]^{=}[$
Subcategories, and					
Separately Regulated					
Uses]	0- I I4: -1				
from Commercial	& Industrial				
Traffic	F:114			 	
Large Processing		-	-	-	-
Accepting All Typ Small Processing I				<u> </u>	
Accepting at Least		-	-	-	-
Annual Weight of	Pecyclables				
From Commercial					
Traffic	& mausurar				
Small Processing F	Sacility .		_		_
Accepting All Typ					
Reverse Vending N		_	_	_	_
Tire Processing Fa		_	_		
Sidewalk Cafes	Cility		-		
			-	_	-
Sports Arenas & Stadi		-	-	-	-
Theaters that are Θ Out		-	-	-	-
5,000 sSquare fFeet in					
Urgent Care Facilities		-	-	-	-
Veterinary Clinics & A	Animal	-	-	-	-
Hospitals					
Zoological Parks		-	-	-	-
Offices					
Business & Profession	onal	-	-	-	-
Government		-	-	-	-
Medical, Dental, &	Health	_	-	_	_
Practitioner Practitioner					
Regional & Corpora	ite	-	-	-	-
Headquarters					
Separately Regulate	d Office Uses			•	

Use Categories/ Subcategories	Zone				
	Designator		Zones		
See Section –	_		D.C.	DV	рт
131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories,	7111 / /				
Subcategories, and					
Separately Regulated					
Uses]					
Real Estate Sales Office	ces &	L	L	L	L
Model Homes					
Sex Offender Treatmen	nt &	-	-	-	-
Counseling					
Vehicle & Vehicular Eq	uipment				
Sales & Service					
Commercial Vehicle	Repair &	-	-	-	-
Maintenance					
Commercial Vehicle	Sales &	-	-	-	-
Rentals					
Personal Vehicle Rep	air &	-	-	-	-
Maintenance					
Personal Vehicle Sale	es & Rentals	-	-	-	-
Vehicle Equipment &	k Supplies	-	-	-	_
Sales & Rentals					
Separately Regulated	l Vehicle &				
Vehicular Equipmen					
Service Uses					
Automobile Service S	Stations	-	-	-	-
Outdoor Storage & D	Display of	_	-	_	_
New, Unregistered M	• •				
Vehicles as a <i>Primar</i>					
Distribution and Storag	,			ı	
Equipment & Materi	ials Storage	_	-	_	_
Yards	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~				
Moving & Storage Fa	acilities	-	-	-	-
Distribution Facilities	S	-	-	-	-
Separately Regulated	Distribution			<u> </u>	
and Storage Uses					
Impound Storage Yar	ds	-	-	-	-
Junk Yards		-	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an				1	1
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories,	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>
Subcategories, and					
Separately Regulated					
Uses]					
Temporary Construc	ction Storage	N	N	N	N
Yards Located <u>oOff</u>	-site				
Industrial					
Heavy Manufacturii	ng	-	-	-	-
Light Manufacturin	g	-	-	-	-
Marine Industry		-	-	-	-
Research & Develop	ment	-	-	-	-
Trucking & Transpo Terminals	ortation	-	-	-	-
Separately Regulate Uses	ed Industrial				
Hazardous Waste R	esearch Facility	1	-	-	-
Hazardous Waste Tr Facility	reatment	-	-	-	-
Marine Related Uses Coastal Overlay Zon		ı	-	-	1
Mining and Extracti	ve Industries	-	-	-	-
Newspaper Publishi	ng Plants	-	-	-	-
Processing & Package Products & Animal products Grown Off	By-	-	-	-	-
Very Heavy Industria		-	-	-	-
Wrecking & Disman Motor Vehicles	tling of	-	-	-	-
Signs					
Allowable Signs		P	P	P	P
Separately Regulated	l Signs Uses		•		

Use Categories/ Subcategories	Zone Designator		Zones		
[See Section 131.0112 for an	1st & 2nd >>		RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories,	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Subcategories, and Separately Regulated Uses]					
Community Entry Sig	gns	L	L	L	L
Neighborhood Identii	fication	N	N	N	N
Comprehensive Sign Program	- <u>Sign</u>	ı	-	-	-
Revolving <i>Projecting</i>	Signs	-	-	-	-
Signs with Automatic Copy	Changing	-	-	-	-
Theater Marquees		-	-	-	-

Use Categories/ Subcategories	Zone Designator							Zo	nes				
[See Section 131.0112 for an	1st & 2nd >>							R	M-				
explanation and	3rd >>		1-			2-			3-			1-	5-
descriptions of the Use Categories, Subcategories, and Separately Regulated	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Uses]													
Open Space through Re Rooming House [No ch							[No	chan	ge in	text.]			
Shopkeeper Units			=			=			<u>P</u>			<u>P</u>	<u>P</u>
Single Dwelling Uni	ts	F)(13 <u>12</u>	2)		P ⁽¹³ 1	<u>2</u>)		P(1312	<u>2</u>)	P ⁽⁻⁾	13 <u>12</u>)	P ⁽¹³ 12)
Residential, Separately Residential Uses, through Yard, & Estate Sales [Nate of text.]	gh Garage,	[No change in text.]											
Guest Quarters		I	(14 <u>0</u>)		-		-	-		-		-

Use Categories/	Zone	Zones											
Subcategories	Designator												
[See Section	1st & 2nd >>							R	M-				
131.0112 for an	3rd >>		1-			2-		l	3-		1-	5-	
explanation and descriptions of the			1-									+-	3-
Use Categories,	4th >>												
Subcategories, and		1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated													
Uses]	D 1 4 1												
Residential, Separately Residential Uses, Home													
through Retail Sales, Bu		I INO CHANGE IN TEXT I											
& Equipment [No chan													
Food, Beverages and	d Groceries		-			-			P(87))	P	(8 <u>7</u>)	P ^(8<u>7</u>)
Consumer Goods, F	urniture,		_			-			_			_	-
Appliances, Equipm	ient												
Pets & Pet Supplies			-			-			-		-		-
Sundries, Pharmace	euticals, &						$P^{(87)}$ $P^{(87)}$			(<u>87</u>)	P ^(8<u>7</u>)		
Convenience Sales													
Wearing Apparel &	Accessories		-	- <u>-P</u>				<u>-P</u>		<u>-P</u>			
Retail Sales, Separately	y Regulated										<u> </u>		
Retail Sales Uses, Agric							ΓΝο σ	chan	ge in	text]			
Supplies & Equipment to		[No change in text.]											
Commercial Services, I Services [No change in													
	icxt.j								D/7	`		D(7)	D(7)
Business Support			-			_			- <u>P</u> (7			<u>P⁽⁷⁾</u>	<u>P⁽⁷⁾</u>
Eating & Drinking			-			-			-			-	-
Financial Institution	ns		-			-			-			-	-
Funeral & Mortual	ry Services							-					
Instructional Studio	OS		P			P			P			P	P
Maintenance & Rep	pair		-			-			-			-	-
Off-Site Services						-	_						
Personal Services		- P(87) P(87)					P ⁽⁸⁷⁾						
Radio & Television	Studios		-			-			_			_	-

													1	
Use Categories/ Subcategories	Zone Designator							Zo	nes					
[See Section 131.0112 for an	1st & 2nd >>							R	M-					
explanation and	3rd >>		1-			2-			3-			1-	5-	
descriptions of the	4th >>		-			_								
Use Categories, Subcategories, and		1	2	3	4	5	6	7	8	9	10	11	12	
Separately Regulated		1	2	5	_	3	O	′			10	11	12	
Uses]													1	
Tasting Rooms			-			-			-			-	-	
Visitor Accommoda	tions		-			-			-		P	0(6)	P ⁽⁶⁾	
Commercial Services, Regulated Commercia Uses, Adult Entertainm Establishments through	l Services ent						[No (chan	ge in	text.]				
Services, Separately R Commercial Services Marijuana Consumer C change in text.]	egulated U ses , <i>Medical</i>												·	
Mobile Food Truck	ks		-			N			L(121	_)	T(12 <u>1</u>)	$L^{(121)}$	
Commercial Services, Regulated Commercial Uses, Nightclubs & Ban square feet in size throu Commercial Services, Regulated Commercial Uses, Zoological Parks text.]	Il Services s over 5,000 tgh Separately Il Services						[No (chan	ge in	text.]				
Offices														
Business & Profes	sional	$- \qquad - \qquad$									- <u>P</u> (7)			
Government			-			-			-			-	-	
Medical, Dental, & Practitioner	Health		-			-			P ⁽⁷⁾		P	(7)	- <u>P</u> (7)	
Offices, Regional & Co Headquarters, through Separately Regulated S Theater Marquees [No co	Signs, Signs Uses,	[No change in text.]												

Footnotes for Table 131-04B

¹ through 6 [No change in text.]

7 See Section 131.0423(a).

- ⁸ See Section 131.0423(b).
- Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.
- A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single dwelling unit* when the occupancy of the *dwelling unit* would consist of six or more persons eighteen years of age and older residing in the *dwelling unit* for a period of 30 or more consecutive days.
- A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.
- This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site. It is permitted as a limited use only in association with a multiple dwelling unit multiple dwelling unit development with at least 16 dwelling units and only if the commercial service is limited to the residents and their guests, and the use is designed and operated in compliance with Section 141.0612.
- Development of a small lot subdivision is permitted in accordance with Section 143.0365.

§131.0423 Additional Use Regulations of for Residential Zones

The additional use regulations identified in this section are applicable to <u>retail</u> sales, commercial services, and office uses where indicated in Table 131-04B.

- (a) Medical, dental, and health practitioner offices that do not allow overnight

 patients are permitted, subject to the following
 - (1) No overnight patients are permitted; and
 - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:
- (1<u>b</u>) Identified retail and commercial services u<u>U</u>ses are <u>is</u> permitted only as <u>in</u> a mixed-use <u>in</u> developments-where the density complies with the applicable land use plan with 25 or more residential dwelling units;
- (2c) Retail and commercial uUses must may be located only on the ground floor; and.
 - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.

(d) Operation shall be limited to hours between 6:00 a.m. and 10:00 p.m.

§131.0431 Development Regulations Table of for Residential Zones

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F, and 131-04G.

(a) RE Zones

Table 131-04C
Development Regulations of <u>for</u> RE Zones

Development Regulations [See Section 131.0430 for	Zone Designator		Zones	
Development Regulations of Residential Zones	1st & 2nd >>		RE-	
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted <i>density</i> (DU per <i>lot</i>) through Supplemental requirements [See Section 1 [No change in text.]		[N	o change in to	ext.]
Diagonal plan dimension				
Refuse and Recyclable Material Storage [142.0805]	See Section	[N	o change in to	ext.]

(b) RS Zones

Table 131-04D Development Regulations of <u>for</u> RS Zones

Development	Zone			Z	ones			
Regulations	Designator							
[See Section 131.0430								
for Development								
Regulations of								
Residential Zones]								
	1st & 2nd >>]	RS-			
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted density through Refuse and Re Material Storage (See	ecyclable		[:	No chai	nge in te	ext.]		
142.0805] [See Section	142.0805]							
[No change in text.]								

Development	Zone					Zoi	nes			
Regulations	Designator					20.	1105			
See Section 131.0430	Č									
for Development										
Regulations of										
Residential Zones]										
	1st & 2nd >>					R	S-			
	3rd >>	1-		1-	1-	-	1-	1-	1-	1-
	4th >>	8		9	1()	11	12	13	14
Max permitted density	(DU per <i>lot</i>)									
through Supplemental	requirements			[]	No c	hang	ge in	text.]		
[See Section 131.0464(a)][No change									
in text.]										
Diagonal plan dimensi	i on									
Bedroom FRegulation		[No change in text.]								
Refuse and Recyclable	e Material	applies	applies	appl	lies	app	lies	applies	applies	Aapplies
Storage [See Section 1	42.0805] [See									
Section 142.0805] [

Footnotes for Table 131-04D [No change in text.]

(c) RX Zones

Table 131-04E Development Regulations of <u>for</u> RX Zones

Development Regulations [See Section 131.0430 for Development	Zone dDesignator	Zo	nes
Regulations of Residential Zones]	1st & 2nd >>	R	X-
	3rd >>	1-	1-
	4th >>	1	2
Maximum permitted <u>aDensity</u> (DU per <u>lot</u>) throus Supplemental regulations [See Section 131.0464(lin text.]	_	[No chang	ge in text.]
Diagonal plan dimension			
Refuse and Recyclable Material Storage [See Sec	etion 142.0805]	[No chang	ge in text.]

Footnotes for Table 131-04E Footnote for Table 131-04E

- ¹ [No change in text.]
 - (d) RT Zones

Table 131-04F Development Regulations of <u>for</u> RT Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator 1st & 2nd >>			Zones RT-		
Residential Zones	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
Maximum <u>pP</u> ermitted <u>dPensity</u>	(DU per <i>lot</i>)	1	1	1	1	<u>1</u>
Min lot <u>Lot</u> a Area (sf) [See Sect	ion 131.0441]	3,500	3,000	2,500	2,200	<u>1,600</u>
Min lot <u>Lot</u> dDimensions						
Lot wWidth (ft)		25	25	25	25	<u>18</u>
<u>sS</u> treet <u>fF</u> rontage (ft)		25	25	25	25	<u>18</u>
Lot <u>Lot</u> w <u>W</u> idth (corner) (ft)		25	25	25	25	<u>25</u>

Development Regulations Zo [See Section 121 0420 for Designate		I					
[See Section 131.0430 for Development Regulations of	Designator	RT-					
Residential Zones]	1st & 2nd >>						
	3rd >>	1-	1-	1-	1-	<u>1-</u>	
	4th >>	1	2	3	4	<u>5</u>	
Lot <u>Lot</u> d <u>D</u> epth (ft)	100	100	90	80	<u>80</u>		
Setback +Requirements							
Min Front <i>sSetback</i> (ft) [See 131.0443(c)(1)]	Section	5	5	5	5	<u>5</u>	
Max Front <i>Setback</i> (ft) [See 131.0443(c)(1)]	Section	15	15	15	15	<u>10</u>	
Side <u>sSetback</u> (ft) [See Section 131.0443(c)(2)]			0	0	0	<u>0</u>	
Min Street sSide sSetback (f	t)	5	5	5	5	<u>5</u>	
Min Rear s <u>S</u> etback (ft)		3	3	3	3	<u>3</u>	
Max s Structure h Height [See 131	.0444(d)]						
1 and 2 story buildings (ft)							
slab <i>floor</i> raised <i>floor</i>	21 25	21 25	21 25	21 25	<u>21</u> <u>25</u>		
3 story buildings (ft)			23		23	<u>23</u>	
slab <i>floor</i>	31	31	31	31	<u>31</u>		
raised floor	35	35	35	35	<u>35</u>		
Max <i>ILot eCoverage</i> (%) [See Se 131.0445(b)]	60	65	70	75	<u>75</u>		
Max fFloor aArea rRatio [See 13	31.0446(d)]						
1 and 2 story buildings	0.85	0.95	1.00	1.10	<u>1.20</u>		
3 story buildings	1.20	1.30	1.40	1.50	<u>1.60</u>		
Accessory # <u>U</u> ses and s <u>S</u> tructures 131.0448 and 141.0306]	applies	applies	applies	Aapplies	<u>applies</u>		
Garage rRegulations [See Secti 131.0449(b)]	applies	applies	applies	Aapplies	<u>applies</u>		
Min development [See Section 13	applies	applies	applies	Applies			
Parkway #Requirement [See Sec	Parkway rRequirement [See Section 131.0452]			applies	Aapplies	<u>applies</u>	
Architectural p <u>P</u> rojections and e _E [See Section 131.0461(b)]	applies	applies	applies	Aapplies	<u>applies</u>		

Supplemental rRequirements [See Section 131.0464(c)]	applies	applies	applies	Aapplies	<u>applies</u>
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	<u>applies</u>

(e) RM Zones

Table 131-04G Development Regulations of <u>for</u> RM Zones

Development Regulations	Zone Designator	Zones							
[See Section 131.0430 for Dayslanmant	1st & 2nd >>		RM-						
Development Regulations	3rd >>	1-	1- 1- 2- 2- 2-						
of Residential Zones]	4th >>	1	2	3	4	5	6		
Maximum podensity density per DU) throu Accessory use structures [Se 131.0448] [No in text.]	ty, (1),(2) (sf igh es and ee Section			[No chang	ge in text.]				
Ground-floor [See Section]		=	=	Ξ	=	=	=		

Development	Zone	Zones							
Regulations	Designator								
[See Section 131.0430 for	l >>I		RM-						
Development									
Regulations	3rd >>	1-	1-	1-	2-	2-	2-		
of	4th >>	1	2	3	4	5	6		
Residential									
Zones]									
Lot consolida	tion								
regulations [See								
Section 131.0	453(a)]								
through Refuse and		[No change in text.]							
Recyclable M	Iaterial								
Storage [See	Section								
142.0805]									
[No change in	n text.]								

Development		Zones							
Regulations	Designator								
[See Section	1st & 2nd	RM							
131.0430 for	>>								
Development	3rd >>	3-	3-	3-	4-	4-	5		
Regulations of Residential	4th >>	7	8	9	10	11	12		
Zones]	401//	/	8	9	10	11	12		
Maximum po									
density densi	• '								
per DU) through		[No change in text.]							
Accessory uses and									
structures [Se									
131.0448] [No	o change								
in text.]									
Ground-floor Height		-	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>		
[See Section 131.0451]		_			-11				
Lot consolidation									
regulations th	hrough								
Refuse and R	Recyclable	e [No change in text.]							
Material Sto	rage	[140 change in text.]							
[See Section 1	142.0805]								
[No change in	text.]								

Footnotes for Table 131-04G [No change in text.]

§131.0443 Setback Requirements in Residential Zones

- (a) through (b) [No change in text.]
- (c) Setbacks in RT Zones
 - (1) [No change in text.]
 - (2) Side *Setbacks* in RT Zones
 - (A) through (C) [No change in text.]
 - (D) Windows or doors adjacent to side *setbacks* are only permitted when the distance between the window or door and the *property line* is a minimum of 5 feet or when the side *setback* is a *street* side *yard*.
- (d) through (h) [No change in text.]

§131.0446 Maximum Floor Area Ratio in Residential Zones

- (a) through (d) [No change in text.]
- (e) In the RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones, a minimum of one-fourth of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for non-parking uses. The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking structures *structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G-except that a

- floor area ratio bonus shall be provided equal to the gross floor area of the underground parking structure.
- (f) In the RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, a minimum of one-third of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for non-parking uses. The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking *structures structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G_a except that a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking *structure*.
- (g) [No change in text.]

§131.0449 Garage Regulations in Residential Zones

- (a) [No change in text.]
- (b) Garages in RT Zones
 - (1) Two off-street parking spaces are required. An enclosed and detached twoone-car garage is required except as otherwise provided in this section. The second off-street parking space may be provided in an enclosed and detached garage or an unenclosed space located consistent with the garage location requirements in Section 131.0449(b)(5).

- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone), a two-car garage may provide parking in tandem spaces.
- (23) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (34) The garage shall provide at least twoone 9-foot by 20-foot offstreet-parking spaces parking space perpendicular to, and directly accessible from, the abutting alley.
- (4<u>5</u>) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance between the edge of the garage and the edge of the *alley* opposite the *lot*.
- (56) The detached garage may shall not exceed 12 feet in height.
- (67) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (78) The garage shall abut one interior *property line*.
- (89) The garage may be attached to the dwelling unit dwelling unit, subject to the following conditions:
 - (A) through (C) [No change in text.]
- (910) Habitable space may be located above an attached garage.

§131.0451 Minimum Development in the RT Zones Ground-floor Height

Townhouse *development* is permitted only if there is concurrent *development* of at least 300 feet of *street frontage* or a contiguous 50 percent of the *lots* in a block, whichever provides the greatest *street frontage*. Ground-*floor* height requirements apply to *structures* with commercial uses on the ground *floor*. The minimum ground-*floor* height for *structures* shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average *grade* of the adjoining sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second *floor*.

§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for smaller small scale, lower intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones will be primarily located along local and selected collector streets.
- (b) The CN zones are differentiated based on the permitted lot <u>lot</u> size and pedestrian orientation as follows:
 - CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area

- CN-1-2 allows *development* with an auto orientation <u>and permits a</u>

 maximum *density* of 1 *dwelling unit* for each 1,500 square feet of

 lot area
- CN-1-3 allows *development* with a pedestrian orientation <u>and</u>

 permits a maximum *density* of 1 *dwelling unit* for each 1,500

 square feet of *lot* area
- CN-1-4 <u>allows development</u> with a pedestrian orientation and permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each 1,000 square feet of <u>lot</u> area
- CN-1-5 <u>allows development</u> with a pedestrian orientation and permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each 800 square feet of *lot* area

§131.0503 Purpose of the CR (Commercial--Regional) Zones

- (a) [No change in text.]
- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
 - CR-1-1 allows a mix of regional serving commercial uses and residential uses with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
 - CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use-

§131.0504 Purpose of the CO (Commercial--Office) Zones

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified and medium to high *density* residential *development*. The CO zones are intended to apply in larger large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
 - (1) The following zones allow residential *development*:
 - and residential uses with a neighborhood scale and orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
 - CO-1-2 <u>is intended to accommodate</u> allows a mix of office and residential uses that serve as an employment center <u>and</u> permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each
 1,500 square feet of <u>lot</u> area
 - (2) The following zones prohibit residential *development*:
 - <u>CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation</u>
 - <u>CO-2-2 is intended to accommodate office uses that serve</u>
 <u>as an employment center</u>
 - (3) The following zones allow residential *development* in a pedestrian oriented development:

- <u>CO-3-1 is intended to accommodate a mix of office and residential uses and permits a maximum density of 1</u>
 <u>dwelling unit for each 800 square feet of lot area</u>
- <u>CO-3-2</u> is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1
 dwelling unit for each 600 square feet of *lot* area

§131.0505 Purpose of the CV (Commercial--Visitor) Zones

- (a) [No change in text.]
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
 - CV-1-1 <u>is intended to accommodate</u> allows a mix of large-scale, visitor-serving uses and residential uses <u>and permits a maximum</u> density of 1 dwelling unit for each 1,500 square feet of lot area
 - CV-1-2 <u>is intended to accommodate</u> allows a mix of visitorserving uses and residential uses with a pedestrian orientation <u>and</u> permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each 1,500 square feet of <u>lot</u> area

§131.0507 Purpose of the CC (Commercial--Community) Zones

- (a) [No change in text.]
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
 - (1) The following zones allow a mix of community-serving commercial uses and residential uses:

- CC-1-1 is intended to accommodate *development* with strip commercial characteristics <u>and permits a maximum *density*</u>
 of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics <u>and permits a</u>

 maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-1-3 is intended to accommodate *development* with an auto orientation <u>and permits a maximum *density* of 1</u> *dwelling unit* for each 1,500 square feet of *lot* area
- (2) The following zones allow community-serving uses with no residential uses:
 - CC-2-1 is intended to accommodate development with strip commercial characteristics
 - CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics
 - CC-2-3 is intended to accommodate *development* with an auto orientation
 - <u>CC-2-4 is intended to accommodate development with a pedestrian orientation</u>
 - <u>CC-2-5 is intended to accommodate development with a high intensity, pedestrian orientation</u>

- (3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:
 - CC-3-4 is intended to accommodate *development* with a pedestrian orientation <u>and permits a maximum *density* of 1</u> *dwelling unit* for each 1,500 square feet of *lot* area
 - CC-3-5 is intended to accommodate development with a
 high intensity, pedestrian orientation and permits a
 maximum density of 1 dwelling unit for each 1,500 square
 feet of lot area
 - <u>CC-3-6</u> is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
 - <u>CC-3-7</u> is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area
 - <u>CC-3-8 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area</u>
 - <u>CC-3-9</u> is intended to accommodate *development* with a
 high intensity, pedestrian orientation and permits a

maximum *density* of 1 *dwelling unit* for each 400 square feet of *lot* area

- (4) The following zones allow heavy commercial uses and residential uses:
 - CC-4-1 is intended to accommodate *development* with strip commercial characteristics <u>and permits a maximum *density*</u>
 of 1 *dwelling unit* for each 1,500 square feet of *lot* area
 - CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics <u>and permits a</u>

 <u>maximum density of 1 dwelling unit for each 1,500 square</u>

 feet of *lot* area
 - CC-4-3 is intended to accommodate *development* with an auto orientation <u>and permits a maximum *density* of 1</u>
 dwelling unit for each 1,500 square feet of lot area
 - CC-4-4 is intended to accommodate *development* with a pedestrian orientation <u>and permits a maximum *density* of 1</u> *dwelling unit* for each 1,500 square feet of *lot* area
 - CC-4-5 is intended to accommodate development with a
 high intensity, pedestrian orientation and permits a
 maximum density of 1 dwelling unit for each 1,500 square
 feet of lot area
 - <u>CC-4-6 is intended to accommodate development with a</u>
 <u>high intensity, pedestrian orientation and permits a</u>

maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area

- (5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:
 - CC-5-1 is intended to accommodate *development* with strip commercial characteristics <u>and permits a maximum *density*</u>
 of 1 *dwelling unit* for each 1,500 square feet of *lot* area
 - CC-5-2 is intended to accommodate development with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
 - CC-5-3 is intended to accommodate *development* with an auto orientation <u>and permits a maximum *density* of 1</u>
 dwelling unit for each 1,500 square feet of lot area
 - CC-5-4 is intended to accommodate *development* with a pedestrian orientation <u>and permits a maximum *density* of 1</u> *dwelling unit* for each 1,500 square feet of *lot* area
 - CC-5-5 is intended to accommodate development with a
 high intensity, pedestrian orientation and permits a
 maximum density of 1 dwelling unit for each 1,500 square
 feet of lot area
 - <u>CC-5-6 is intended to accommodate development with a</u>
 <u>high intensity, pedestrian orientation and permits a</u>

maximum density of 1 dwelling unit for each 1,000 square

feet of lot area

§131.0522 Use Regulations Table for Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

[No change in text.]

Table 131-05B Use Regulations Table for Commercial Zones

Use Categories/Subcategories	Zone	Zone Zones										
	Designator	nator										
[See Section 131.0112 for an	1st & 2nd											
explanation and descriptions of	>>	C	$N^{(1)}$	-	C	R-			CO-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1	-	<u>2-</u>	3-	1-	1-
Subcategories, and Separately	4th >>	1 2	3 4	<u>1</u> <u>5</u>	1	1	1	2	1 2	1 2	1 2	1
Regulated Uses]	4tn >>											
Open Space												
Active Recreation								•	-	-	-	•
Passive Recreation							-	•	<u>-</u>	=	-	•
Natural Resources Preservation	n						-		-	-	-	ı
Park Maintenance Facilities						_	-	•	<u>-</u>	-	-	-
Agriculture												
Agricultural Processing							-	•	<u>-</u>	-	-	•
Aquaculture Facilities			-		-	-	-	•	<u>-</u>	<u>-</u>	-	•
Dairies			-		-	-	-		-	-	-	ı
Horticulture Nurseries & Gree	nhouses		-		-	-	-		-	•	-	1
Raising & Harvesting of Crops			-		-	-	-		-	-	-	1
Raising, Maintaining & Keepir	ng of		-		-	-	_	•	-	-	-	-
Animals												
Separately Regulated Agriculture	Uses											
Agricultural Equipment Repair	Shops		-		P	P	-	•	<u>-</u>	<u>-</u>	-	-
Commercial Stables			-		-	-	-		-	-	L	1
Community Gardens			L		L	L	I		L	•	L	L
Equestrian Show & Exhibition	Facilities		_		-	-	_		-	-	С	-
Open Air Markets for the Sale	of	-			-	-	_		-	<u>-</u>	-	-
Agriculture-related Products & Flowers												
Residential												
Mobilehome Parks		-			-	-	_	•	-	-	-	•

Use Categories/Subcategories	Zone											
	Designator											
[See Section 131.0112 for an	1st & 2nd											
explanation and descriptions of	>>		$2N^{(1)}$	-	Cl	R-			CO-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1.	-	2-	<u>3-</u>	1-	1-
Subcategories, and Separately	4th >>	1 2	3 4	5	1	1	1	2	1 2	<u>1</u> <u>2</u>	1 2	1
Regulated Uses]	4111											
Multiple Dwelling Units			P ⁽²⁾		P ⁽²⁾	-	P(2	2)	=	<u>P(2)</u>	P ⁽²⁾	-
Rooming House [See Section			$P^{(2)}$		P	-	P	•	=	<u>P</u>	$P^{(2)}$	-
131.0112(a)(3)(A)]												
<u>Shopkeeper Units</u>			<u>P(2)</u>		<u>P⁽²⁾</u>	- =	<u>P</u> (2	2) —	<u>-</u>	<u>P(2)</u>	<u>P(2)</u>	-
Single Dwelling Units						-		<u>-</u> =	-	-	-	
Separately Regulated Residential		- (2)										
Boarder & Lodger Accommod	ations		$L^{(2)}$		L	-	L	,	=	<u>-</u>	$L^{(2)}$	-
Companion Units						-		<u>-</u>	<u>-</u>	-	-	
Employee Housing:												
6 or Fewer Employees						-		<u>=</u>	<u>-</u>	-	-	
12 or Fewer Employees						_		<u>-</u>	=	-	ı	
Greater than 12 Employees						ı	-		<u>-</u>	<u>-</u>	-	-
Fraternities, Sororities and Stud	dent											
Dormitories			$C^{(2)}$		С	-	C	,	<u>-</u> =	<u>-</u>	$C^{(2)}$	-
Garage, Yard, & Estate Sales			-		-	-	-		<u>-</u>	<u>-</u>	-	-
Guest Quarters			-		-	-	-		=	<u>=</u>	-	-
Home Occupations			L		L	-	L	,	<u>-</u>	<u>L</u>	L	-
Housing for Senior Citizens			$C^{(2)}$		C	-	C	•	<u>=</u>	<u>C</u>	$C^{(2)}$	1
Live/Work Quarters			-		L	-	-		<u>-</u>	L	-	-
Residential Care Facilities:												
6 or Fewer Persons			P ⁽²⁾		P	ı	P)	<u>-</u>	<u>P</u>	P ⁽²⁾	ı
7 or More Persons			$C^{(2)}$		C	ı	C	•	<u>-</u>	<u>C</u>	$C^{(2)}$	•
Transitional Housing:												
6 or Fewer Persons			P ⁽²⁾		P	ı	P)	<u>-</u>	<u>P</u>	P ⁽²⁾	1
7 or More Persons			$C^{(2)}$		C	-	C	•	<u>-</u>	<u>C</u>	$C^{(2)}$	-
Watchkeeper Quarters			-		-	L	_		=	=	-	-
Institutional												
Separately Regulated Institution	al Uses											
Airports								$C^{(10)}$	-			
Botanical Gardens & Arboretu	ms					P	C	,	<u>C</u>	<u>-</u>	P	-
Cemeteries, Mausoleums, Crei	matories				С	С	C	,	<u>C</u>	<u>-</u>	$C^{(10)}$	-
Correctional Placement Center		-			С	С	C	,	<u>C</u>	=	$C^{(10)}$	-
Educational Facilities:												
Kindergarten through Grade	e 12	C (10)			С	С	C	,	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Colleges / Universities					$C^{(10)}$	1						
Vocational / Trade School		- F				P	P		<u>P</u>	<u>C</u>	-	ı

Use Categories/Subcategories	Zone				Zones				
Ose Categories/Subcategories	Designator	ator							
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>> >>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>		1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately		1 2 2 4 5	1	1	1 2	1 2	1 2	1 2	1
Regulated Uses]	4th >>		1	1	1 2		1 4	1 2	1
Energy Generation & Distribu Facilities	tion	C ⁽¹⁰⁾	P	С	P	<u>P</u>	<u>P</u>	P ⁽¹⁰⁾	-
Exhibit Halls & Convention Fa	acilities	_	P	P	С	<u>C</u>	_	P	_
Flood Control Facilities		L	L	L	L	<u> </u>	<u> </u>	L	_
Historical Buildings Used for	Purposes	$C^{(10)}$	C	C	C	<u>C</u>	<u>C</u>	$C^{(10)}$	_
Not Otherwise Allowed	a un posus	C				_	<u> </u>		
Homeless Facilities:				l I					
Congregate Meal Facilities		C ⁽¹⁰⁾	С	_	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Emergency Shelters		C ⁽¹⁰⁾	C	_	C	<u>C</u>	<u>C</u>	C ⁽¹⁰⁾	_
Homeless Day Centers		C ⁽¹⁰⁾	C	_	C	<u>C</u>	<u>C</u>	C ⁽¹⁰⁾	-
Hospitals, Intermediate Care Facil	ities &	_	P	Р	C	<u>C</u>	<u>C</u>	P ⁽¹⁰⁾	-
Nursing Facilities							_		
Interpretive Centers		-	-	-	-	-	-	-	-
Museums		-	P	P	С	<u>C</u>	<u>C</u>	P	-
Major Transmission, Relay, or		-	С	С	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Communications Switching Statio	ns					_	_		
Satellite Satellite Antennas		L	L	L	L	L	L	L	L
Social Service Institutions		-	С	С	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Wireless <u>eCommunication</u> <u>fFacilit</u>	<i>y:</i>		•						
Wireless communication facil	ity in the	L	L	L	L	L	<u>L</u>	L	L
public right-of-way with subte									
equipment adjacent to a non-re-	sidential use								
Wireless communication facil	ity in the	N	N	N	N	<u>N</u>	<u>N</u>	N	N
public right-of-way with subter	rranean								
equipment adjacent to a reside									
Wireless communication facili		С	C	C	C	<u>C</u>	<u>C</u>	C	C
public right-of-way with above	ground								
equipment									
Wireless communication facili	ty outside	L	L	L	L	<u>L</u>	<u>L</u>	L	L
the public right-of-way									
Retail Sales		D(11)	D(11)	D(11)		I			
Building Supplies & Equipmen		P(11)		P(11)	- D(11)	- =	- = D(11)	- D(11)	-
Food, Beverages and Groceries		P(11)	-	$P^{(11)}$	P(11)		$\frac{\mathbf{P}^{(11)}}{\mathbf{P}^{(2,11)}}$	P(11)	-
Consumer Goods, Furniture, A	ppliances,	P ⁽¹¹⁾	$\mathbf{P}^{(11)}$	$P^{(11)}$	$P^{(3,11)}$	$\mathbf{P}^{(3,11)}$	$\mathbf{P}^{(3,11)}$	P ⁽¹³⁾	-
Equipment		D (11)	D(11)	D (11)					
Pets & Pet Supplies		P ⁽¹¹⁾	$\mathbf{P}_{(11)}$	$P^{(11)}$	-	=	=	-	-

Use Categories/Subcategories	Zone				Zones				
ose categories/subcategories	Designator				Zones	,			
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately		1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Regulated Uses]	4th >>		1	1	1 2	= =	= =		1
Sundries, Pharmaceutical, & C	Convenience	P ⁽¹¹⁾	$P^{(11)}$	$P^{(11)}$	P ⁽¹¹⁾	P ⁽¹¹⁾	$P^{(11)}$	P ⁽¹¹⁾	-
Sales									
Wearing Apparel & Accessorie	es	P ⁽¹¹⁾	$P^{(11)}$	$P^{(11)}$	-	=	=	P (11)	-
Separately Regulated Retail Sa	les Uses								
Agriculture Related Supplies &	Equipment	-	P	P	-	-=	-	-	-
Alcoholic Beverage Outlets		L	L	L	L	L	L	L	-
Farmers' Markets									
Weekly Farmers' Markets		L	L	L	L	L	L	L	L
Daily Farmers' Market Sta	nds	L	L	L	L	L	L	L	-
Plant Nurseries		P	P	P	-	=	=	-	-
Retail Farms		L	L	L	L	L	L	-	-
Retail Tasting Stores		L	L	L	L	L	L	L	-
Swap Meets & Other Large Ou	ıtdoor Retail	-	С	С	-	=	-	$C^{(10)}$	-
Facilities									
Commercial Services									
Building Services		-	P	P	P ⁽⁶⁾	<u>P(6)</u>	<u>P(6)</u>	-	-
Business Support		P	P	P	P ⁽⁵⁾	<u>P(7)</u>	<u>P(7)</u>	-	-
Eating & Drinking Establishm	ents	P ⁽⁴⁾ (16)	P ⁽¹⁶⁾	$P^{(16)}$	P ⁽⁵⁾⁽¹⁶⁾	$P^{(5,16)}$	$P^{(5,16)}$	P ⁽¹⁶⁾	-
Financial Institutions		P	P	P	P	<u>P</u>	<u>P</u>	-	-
Funeral & Mortuary Services		-	P	P	1	-	-	-	-
Instructional Studios		P	P	P	P	<u>P</u>	<u>P</u>	P ⁽¹²⁾	-
Maintenance & Repair		P	P	P	P ⁽⁶⁾	<u>P(6)</u>	<u>P(6)</u>	-	-
Off-site Services		-	P	P	_	-	<u>-</u>	-	-
Personal Services		P	P	P	-	=	=	P	-
Radio & Television Studios		-	P	P	-	<u>-</u>	<u>-</u>	-	-
Tasting Rooms		-	-	-	-	=	<u>=</u>	-	-
Visitor Accommodations		-	P	P	-	=	<u>-</u>	P	-
Separately Regulated Commercia	l Services								
Uses									
Adult Entertainment Establishment	s:								

Use Categories/Subcategories	Zone								
	Designator								
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Subcategories, and Separately	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Regulated Uses]	4111//								
Adult Book Store		L	L	L	-	<u>-</u>	<u>=</u>	-	-
Adult Cabaret		-	L	L	-	<u>-</u>	<u>-</u>	L	-
Adult Drive-In Theater		-	L	-	<u>-</u>	=	L	-	
Adult Mini-Motion Picture Th	eater	-	L	ı	<u>-</u>	<u>-</u>	L	-	
Adult Model Studio		L	L	L	-	<u>-</u>	-	L	-
Adult <i>Motel</i>		-	L	L	-	-	-	L	-
Adult Motion Picture Theater		-	L	L	-	=	=	L	-
Adult Peep Show Theater		-	L	L	-	-	=	L	_
Adult Theater		-	L	L	-	<u>-</u>	<u>-</u>	L	_
Body Painting Studio		L	L	L	-	<u>-</u>	=	L	_
Massage Establishment		L	L	L	-	-	=	-	_
Sexual Encounter Establishme	nt	L	L	L	-	=	=	L	-
Assembly and Entertainment Uses	s, Including	L(10)	L	L	L	L	L	$L^{(10)}$	_
Places of Religious Assembly	_								
Bed & Breakfast Establishments:									
1-2 Guest Rooms		-	P	P	-	=	_	P	_
3-5 Guest Rooms		-	P	P	-	-	=	P	-
6+ Guest Rooms		-	P	P	-	-	<u> </u>	P	-
Boarding Kennels/Pet Day Care		L	L	L	N	N	_	$N^{(10)}$	-
Camping Parks		-	С	С	С	<u>C</u>	_	С	-
Child Care Facilities:									
Child Care Centers		L	-	L	L	L	$L^{(10)}$	-	
Large Family Child Care Hom	ies	L	L	-	L	L	L	$L^{(10)}$	-
Small Family Child Care Hom	ies	L	L	-	L	L	L	L	-
Eating and Drinking Establishmer		- C - <u>-</u> <u>-</u>	I)	P	<u>P</u>	<u> </u>	P -	-
Drive-in or Drive-through Compo							_		
Fairgrounds		-	С	С	-	-	=	C	-

Use Categories/Subactegories	Zono				Zanad				
Use Categories/Subcategories	Zone				Zones	•			
[See Section 121 0112 for an	Designator		1						
[See Section 131.0112 for an explanation and descriptions of	1st & 2nd >>	CN ⁽¹⁾ -	C	D		CO		CV-	CP-
the Use Categories,					1	CO-	2	1-	
Subcategories, and Separately	3rd >>		1-	2-	1-	<u>2-</u>	3-		1-
Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Golf Courses, Driving Ranges, and	l Pitch &	-	C	C	C	<u>C</u>	=	C	-
Putt Courses									
Helicopter Landing Facilities		-	C	С	C	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Massage Establishments, Specializ	ed Practice	L	L	L	ı	<u>-</u>	<u>-</u>	$L^{(14)}$	-
Medical Marijuana Consumer Cod	peratives	-	-	С	1	<u>-</u>	<u>-</u>	-	
Mobile Food Trucks		$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$
Nightclubs & Bars oOver 5,000 sS	quare fFeet	-	С	С	С	<u>C</u>	<u>C</u>	С	-
in <u>sS</u> ize									
Parking Facilities as a <i>Primary Use</i>	e:								
Permanent Parking Facilities		-	P	P	С	<u>C</u>	=	С	P
Temporary Parking Facilities		-	N	N	С	<u>C</u>	<u>C</u>	С	N
Private Clubs, Lodges and Fraterna	1	P(10)	Р	Р	P	P	<u>P</u>	P(10)	-
Organizations						_			
Privately Operated, Outdoor Recrea	ation	-	Р	P	С	<u>C</u>	<u>-</u>	С	-
Facilities over 40,000 Square Feet in							=		
Pushcarts:						II.			
Pushcarts on Private Property		L	L	L	L	L	L	L	-
Pushcarts in Public Right of W	av Public	N	N	N	N	N	N	N	-
Right-of-Way	<i>y</i> =====					_	_		
Recycling Facilities:						I.	ı	1	
Large Collection Facility		N	N	N	N	N	N	$N^{(10)}$	-
Small Collection Facility		L	L	L	L	L	L	$L^{(10)}$	_
Large Construction & Demoliti	on Debris	-	-	_	-	-	_	_	-
Recycling Facility						=	=		
Small Construction & Demoliti	on Debris	-	_	_	-	_	_	_	_
Recycling Facility						=	=		
Drop-off Facility		L	L	L	L	L	L	L	_
Green Materials Composting Fa	acility	-	_	_	-	-	_	_	-
Mixed Organic Composting Fa		-	_	_	-	-	_	_	_
Large Processing Facility Acce		_	-	_	_	-	-	_	_
Least 98% of Total Annual We						=	=		
Recyclables from Commercial									
Traffic									
Large Processing Facility Acce	pting All	-	-	-	-	<u>-</u>	<u>-</u>	-	-
Types of Traffic						=	=		
Small Processing Facility Acce	pting at	-	-	-	-	-	-	-	-
Least 98% of Total Annual We						=	=		
		-	-	-	-	=	=	-	-

Usa Catagorios/Subantagorios	Zone						7	ones				
Use Categories/Subcategories	Designator							ones	•			
[See Section 131.0112 for an	1st & 2nd											
explanation and descriptions of	15t & 21ld >>		$CN^{(1)}$	_	C	R_			CO-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1	_	2-	3-	1-	1-
Subcategories, and Separately		1 2		<u> 5</u>	1	1	1	2		1 2	 	1
Regulated Uses]	4th >>	1 2	3 4	<u> </u>	1	1	1		$\left \frac{1}{2}\right $		$\begin{vmatrix} 1 \end{vmatrix} 2$	1
Recyclables From Commercia	1 &			'								
Industrial Traffic												
Small Processing Facility Acc	epting All		_		-	_		_	_	=	-	-
Types of Traffic	1 0								=	=		
Reverse Vending Machines			L		L	L]	Ĺ	L	L	L	-
Tire Processing Facility			-		-	-		_		T =	-	-
Sidewalk Cafes			L		L	L]		L	L	L	_
Sports Arenas & Stadiums			-		С	С		$\overline{\mathbb{C}}$	<u>C</u>	_	С	-
Theaters that are Θ utdoor or Θ Ov	er 5,000		-		С	С		$\overline{\mathbb{C}}$	<u>C</u>	=	С	-
$s\underline{S}$ quare $f\underline{F}$ eet in $s\underline{S}$ ize	•									_		
Urgent Care Facilities			N		N	N	1	N	N	N	$N^{(10)}$	-
Veterinary Clinics & Animal Hosp	oitals		L		L	L	1	N	N	N	-	-
Zoological Parks			-		-	-		_	-	<u> </u>	-	-
Offices											•	
Business & Professional			P ⁽⁷⁾		P	P]	P	<u>P</u>	<u>P</u>	-	-
Government			P		P	P]	P	P	<u>P</u>	-	-
Medical, Dental & Health Pract	itioner		P		P	P]	P	<u>P</u>	<u>P</u>	P ⁽¹⁰⁾	-
Regional & Corporate Headqua	rters		P		P	P]	P	<u>P</u>	<u>P</u>	-	-
Separately Regulated Office Uses												
Real Estate Sales Offices & M	odel Homes		L		L	-]		L	L	L	-
Sex Offender Treatment & Con	unseling		L		L	L]		L	L	$L^{(10)}$	-
Vehicle & Vehicular Equipment S	ales &											
Service												
Commercial Vehicle Repair &			-		P	P		-	=	=	-	-
Maintenance												
Commercial Vehicle Sales & Ren	ntals		-		P	P		-	-	=	-	-
Personal Vehicle Repair & Main	tenance		-		P	P		-	=	=	-	-
Personal Vehicle Sales & Rental	S		-		P	P		-	=	=	-	-
Vehicle Equipment & Supplies S	Sales &		-		P	P		-	=	=	_	-
Rentals												
Separately Regulated Vehicle & V	'ehicular											
Equipment Sales & Service Uses						ı			1		1	
Automobile Service Stations			-		N	N	(<u> </u>	<u>C</u>	<u>C</u>	С	-
Outdoor Storage & Display of New			-		C	C		-	=	=	-	-
Unregistered Motor Vehicles as a	Primary											
Use										1		

Use Categories/Subcategories	Zone				Zones				
Ose Categories/Subcategories	Designator	tor							
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	18t & 211u >>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	<u>2-</u>	3-	1-	1-
Subcategories, and Separately	31u //								
Regulated Uses]	4th >>	1 2 3 <u>4</u> <u>5</u>	1	1	1 2	1 2	<u>1</u> <u>2</u>	1 2	1
Distribution and Storage									
Equipment & Materials Storage	Yards	_	_	P	_	_	_	_	_
Moving & Storage Facilities		_	_	P	_	- - -	<u>-</u>	_	_
Distribution Facilities		_	-	P ⁽⁸⁾	_	-		_	_
Separately Regulated Distribution	and					=	=		
Storage Uses									
Impound Storage Yards		-	-	С	-	-	-	-	-
Junk Yards		-	-	-	-	-	-	-	-
Temporary Construction Storage	Yards	L	L	L	L	L	L	L	-
Located oOff-site						_			
Industrial									
Heavy Manufacturing		-	-	-	-	=	<u>-</u>	-	-
Light Manufacturing		-	-	P(8)	-	- =	-	-	-
Marine Industry		-	-	-	-	<u>-</u>	-	-	-
Research & Development		-	P	P	P	<u>P</u>	<u>P</u>	-	-
Trucking & Transportation Te	erminals	-	P	P	-	=	=	-	-
Separately Regulated Industrial U									
Hazardous Waste Research Facilit	ty	-	-	-	-	<u>-</u>	=	-	-
Hazardous Waste Treatment Facil	ity	-	-	-	-	-	-	-	1
Marine Related Uses Within the C	Coastal	-	С	С	С	L	=	С	-
Overlay Zone									
Mining and Extractive Industries		-	•	-	-	<u>-</u>	<u>-</u>	-	-
Newspaper Publishing Plants		-	C	C	C	<u>C</u>	<u>-</u>	$C^{(10)}$	-
Processing & Packaging of Plant I	Products	-	-	-	-	<u>-</u>	<u>-</u>	-	-
& Animal By-products Grown Of	f-								
premises									
Very Heavy Industrial Uses		-	-	-	-	<u>-</u>	<u>-</u>	-	-
Wrecking & Dismantling of Moto	r	-	-	-	-	=	=	-	-
Vehicles									
Signs						1	1	1	
Allowable Signs		P	P	P	P	<u>P</u>	<u>P</u>	P	P
Separately Regulated Signs Uses									
Community Entry Signs		L	L	L	L	<u>L</u>	<u>L</u>	L	L
Neighborhood Identification Signs	Š	-	-	-	-	<u>-</u>	<u>-</u>	-	-
Comprehensive Sign Sign Program	n	N	N	N	N	<u>N</u>	<u>N</u>	N	N
Revolving <i>Projecting Signs</i>		N	N	N	N	<u>N</u>	<u>N</u>	N	N

Use Categories/Subcategories	Zone	e Zones										
	Designator											
[See Section 131.0112 for an	1st & 2nd											
explanation and descriptions of	>>	C	N(1)_	C	R-			CO-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1.	-	<u>2-</u>	3-	1-	1-
Subcategories, and Separately	4th >>	1 2	3	<u>4</u> <u>5</u>	1	1	1	2	1 2	12	1 2	1
Regulated Uses]	4111//											
Signs with Automatic Changing C	opy		N		N	N	N	1	<u>N</u>	N	N	N
Theater Marquees			-		N	N	-		•	•	N	-

Use Categories/Subcategories	Zone			Zone	s	
[See Section 131.0112 for	Designator					
an explanation and descriptions	1st & 2nd >>			CC - <u>C</u> (C <u>-</u>	
of the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately	4th >>	1 2 3	12345	4 5 6 7 8 9	123456	123456
Regulated Uses]	4111					
Open Space						
Active Recreation		-	-	-	-	-
Passive Recreation		-	-	ı	•	-
Natural Resources Preservatio	n	-	-	-	-	-
Park Maintenance Facilities		-	-	-	1	-
Agriculture						
Agricultural Processing		-	-	1	•	-
Aquaculture Facilities		-	-	1	•	-
Dairies		-	-	-	-	-
Horticulture Nurseries & Gree	enhouses	-	-	-	-	-
Raising & Harvesting of Crops		-	-	-	-	-
Raising, Maintaining & Keepin		-	-	-	-	_
Separately Regulated Agriculture						
Agricultural Equipment Repair S	hops	P	P	-	P	P
Commercial Stables		-	-	-	-	-
Community Gardens		L	L	L	L	L
Equestrian Show & Exhibition Fa	acilities	-	-	ı	•	-
Open Air Markets for the Sale of	Agriculture-	-	-	-	-	-
Related Products & Flowers						
Residential						
Mobilehome Parks		-	-	-	-	-
Multiple Dwelling Units		P ⁽²⁾	-	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾
Rooming House House [See Sec	tion	P		P	P	P
131.0112(a)(3)(A)]			-			

Sec Section 131.0112 for an explanation and descriptions of the Use Categories, and Separately Regulated Uses 3rd >> 1	Use Categories/Subcategories	Zone							7	Zone	es				
Subcategories, and Separately Subcategories, and Separately Ath >		Designator													
Subcategories, and Separately Regulated Uses		1st & 2nd >>							\mathbf{c}	<u>C-C</u>	<u>C-</u>				
Regulated Uses		3rd >>	1	<u> </u>		2-						4-		5-	
Regulated Uses Shopkeeper Units	Subcategories, and Separately	4,1 > >	1	2 3	1/2	2 3	4 5	4 5	5 6 7	89	1 2	3 4 5	6 1	2 3 4	5 6
Single Dwelling Units	Regulated Uses]	4tn >>													
Separately Regulated Residential Uses Boarder & Lodger Accommodations	Shopkeeper Units]	<u>P</u>		<u>=</u>			<u>P</u>			<u>P</u>		<u>P</u>	
Separately Regulated Residential Uses Boarder & Lodger Accommodations	Single Dwelling Units			-		-			-			-		-	
Companion Units		Uses													
Employee Housing:	Boarder & Lodger Accommodati	ions]	L		-			L			L		L	
12 or Fewer Employees	Companion Units			-		-			-			-		-	
12 or Fewer Employees	Employee Housing:														
Greater than 12 Employees				-		-			-			-		-	
Fraternities, Sororities and Student Dormitories	12 or Fewer Employees			-		-			-			_		-	
Fraternities, Sororities and Student Dormitories	Greater than 12 Employees			-		-			-			-		-	
Guest Quarters -		nt Dormitories	(С		-			С			С		С	
Guest Quarters -	Garage, Yard, & Estate Sales			_		-			-			-		-	
Housing for Senior Citizens				-		-			-			-		-	
Housing for Senior Citizens	Home Occupations]	L		-			L			L		L	
Live/Work Quarters Residential Care Facilities: 6 or Fewer Persons P - P P 7 or More Persons C - C C Transitional Housing: 6 or Fewer Persons P - P P 7 or More Persons C - C C Transitional Housing: 6 or Fewer Persons P - P P 7 or More Persons C - C C Watchkeeper Quarters - L Institutional Separately Regulated Institutional Uses Airports C C C C C Botanical Gardens & Arboretums C C C C C Cemeteries, Mausoleums, Crematories C C C C Correctional Placement Centers C C C C Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C C P Energy Generation & Distribution Facilities C C C C Flood Control Facilities L L L L			(C		-			С			С		С	
Residential Care Facilities: P - P]	L		-			L			L		L	
7 or More Persons C - C C C Transitional Housing:															
Transitional Housing: 6 or Fewer Persons P - P P P P T or More Persons C - C C Watchkeeper Quarters - L Institutional Separately Regulated Institutional Uses Airports C C C Botanical Gardens & Arboretums C C C C Cemeteries, Mausoleums, Crematories C C C C C C C C C C C C C C C C C C C	6 or Fewer Persons]	P		-			P			P		P	
6 or Fewer Persons P - P P P 7 or More Persons C - C C C Watchkeeper Quarters - L - - - - Institutional Separately Regulated Institutional Uses Airports C <td>7 or More Persons</td> <td></td> <td>(</td> <td>C</td> <td></td> <td>-</td> <td></td> <td></td> <td>С</td> <td></td> <td></td> <td>С</td> <td></td> <td>С</td> <td></td>	7 or More Persons		(C		-			С			С		С	
6 or Fewer Persons P - P P P 7 or More Persons C - C C C Watchkeeper Quarters - L - - - - Institutional Separately Regulated Institutional Uses Airports C <td>Transitional Housing:</td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>•</td> <td></td> <td></td>	Transitional Housing:				•								•		
Watchkeeper Quarters Institutional Separately Regulated Institutional Uses Airports CCCCC Botanical Gardens & Arboretums CCCCC Cemeteries, Mausoleums, Crematories CCCCC Correctional Placement Centers CCCCCC Educational Facilities: Kindergarten through Grade 12 CCCCC COCCC CCCCCC CCCCCC CCCCCCC CCCCCC]	P		-			P			P		P	
Separately Regulated Institutional Uses	7 or More Persons		(С		-			С			С		С	
Separately Regulated Institutional Uses	Watchkeeper Quarters			-		L			-			-		-	
Airports C C C C C Botanical Gardens & Arboretums C C C C C Cemeteries, Mausoleums, Crematories C C C C Correctional Placement Centers C C C C C Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C C C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C C Exhibit Halls & Convention Facilities C C C C C Flood Control Facilities L L L L					•								•		
Airports C C C C C Botanical Gardens & Arboretums C C C C C Cemeteries, Mausoleums, Crematories C C C C Correctional Placement Centers C C C C C Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C C C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C C Exhibit Halls & Convention Facilities C C C C C Flood Control Facilities L L L L	Separately Regulated Institutiona	l Uses													
Cemeteries, Mausoleums, Crematories C C C C Correctional Placement Centers C C C C Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C - C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C Exhibit Halls & Convention Facilities C C C C Flood Control Facilities L L L C C C			(С		С			С			С		С	
Correctional Placement Centers Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C Exhibit Halls & Convention Facilities C C C C Flood Control Facilities L L L C C C C C C C C C C C C C	Botanical Gardens & Arboretums	3	(С		С			С			С		С	
Correctional Placement Centers Educational Facilities: Kindergarten through Grade 12 C C C C Colleges / Universities C C C C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C Exhibit Halls & Convention Facilities C C C C Exhibit Halls & Convention Facilities C C C C Flood Control Facilities C C C C L L L L	Cemeteries, Mausoleums, Crema	tories	(C		С			С			С		С	
Kindergarten through Grade 12 C C C C Colleges / Universities C C C - C Vocational / Trade School P P P - P Energy Generation & Distribution Facilities P C C C Exhibit Halls & Convention Facilities C C C C Flood Control Facilities L L L L			(C		С			С			С		С	
Colleges / Universities C C C C C Vocational / Trade School P P P - P P Energy Generation & Distribution Facilities P C C C P Exhibit Halls & Convention Facilities C C C C C Flood Control Facilities L L L L L L	Educational Facilities:														
Colleges / UniversitiesCCCCVocational / Trade SchoolPP-PEnergy Generation & Distribution FacilitiesPCCCExhibit Halls & Convention FacilitiesCCCCFlood Control FacilitiesLLLLL		le 12	(С		С			С			С		С	
Vocational / Trade SchoolPP-PPEnergy Generation & Distribution FacilitiesPCCCPExhibit Halls & Convention FacilitiesCCCCCFlood Control FacilitiesLLLLL									-					С	
Energy Generation & Distribution Facilities P C C P Exhibit Halls & Convention Facilities C C C C Flood Control Facilities L L L L L]	P	Ī	P			-			P		P	
Exhibit Halls & Convention Facilities C C C C C C Flood Control Facilities L L L L L		n Facilities]	P	İ	С			С					P	
Flood Control Facilities L L L L L			(C		С			С			С		С	
						L			L			L			
Historical Buildings Used for Purposes Not C C C C		rposes Not	(С		С			С			С		С	
Otherwise Allowed		<u>.</u>									L				

Use Categories/Subcategories	Zone			Zone	es	
[See Section 131.0112 for	Designator					
an explanation and descriptions	1st & 2nd >>			CC - <u>C</u> (<u>C-</u>	
of the Use Categories,	3rd >>		2-	3-	4-	5-
Subcategories, and Separately	4th >>	1 2 3	12345	456789	123456	12345 6
Regulated Uses]	4111					
Homeless Facilities:						
Congregate Meal Facilities	3	С	-	C	С	C
Emergency Shelters		C	-	С	C	C
Homeless Day Centers		C	-	C	C	C
Hospitals, Intermediate Care Fac Nursing Facilities	ilities &	C	С	С	С	С
Interpretive Centers		_	_	_	_	_
Museums		С	С	С	С	С
Major Transmission, Relay, or		$\frac{c}{C}$	C	C	C	C
Communications Switching Stati	ons					
Satellite Antennas		L	L	L	L	L
Social Service Institutions		С	С	С	С	С
Wireless <u>eCommunication</u> <u>fF</u> acil	ity:					
Wireless communication fact	ility in the	L	L	L	L	L
public right-of-way with sub	terranean					
equipment adjacent to a non-	residential use					
Wireless communication fact	•	N	N	N	N	N
public right-of-way with sub						
equipment adjacent to a resid						
Wireless communication fact		C	C	C	C	C
public right-of-way with abo	ve ground					
equipment			<u> </u>		<u> </u>	<u> </u>
Wireless communication fact	ility outside	L	L	L	L	L
the public right-of-way						
Retail Sales	-4	p (11)	p (11)		p (11)	p (11)
Building Supplies & Equipment		P (11)	p (11)	P(11)	p (11)	p (11)
Food, Beverages and Groceries Consumer Goods, Furniture, A		P(11)	p (11)	P(11)	P (11)	p (11)
Equipment	Appnances,	Γ()	r (**)	I (13)	I ()	r (**)
Pets & Pet Supplies		P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Sundries, Pharmaceutical, & C	Convenience	P ⁽¹¹⁾	P (11)	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Sales						
Wearing Apparel & Accessorie	es	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P(11)
Separately Regulated Retail Sa	ales Uses					
Agriculture Related Supplies		_	-	-	P	P
Alcoholic Beverage Outlets		L	L	L	L	L
Farmers' Markets						

Use Categories/Subcategories	Zone						Z	Zone	es			
[See Section 131.0112 for	Designator											
an explanation and descriptions	1st & 2nd >>						C	<u>C-C</u>	<u>C-</u>			
of the Use Categories,	3rd >>	1	-	2	,-		3-			4-	5	-
Subcategories, and Separately	4th >>	1	2 3	1 2	3 4 5	5 4	5 <u>6</u> 7	89	1 2 3	3 4 5 6	123	4 5 <u>6</u>
Regulated Uses]	4tn >>											
Weekly Farmers' Markets		I]			L			L	I	:
Daily Farmers' Market St	ands	I]			L			L	I	·
Plant Nurseries		I)])		P			P	I)
Retail Farms		I]			L			L	I	
Retail Tasting Rooms		I]			L			L	I	· -
Swap Meets & Other Large Outdoo	r Retail	-	-		-		-			-	(
Facilities												
Commercial Services												
Building Services			-		-		-			P	I)
Business Support)])		P			P	I	
Eating & Drinking Establishm	ents	P(16)	P	16)		P ⁽¹⁶⁾		I	O (16)	P(16)
Financial Institutions		I)])		P			P	I)
Funeral & Mortuary Services		I)])		P			P	I)
Instructional Studios		I)])		P			P	I)
Maintenance & Repair		I)])		P			P	I)
Off-site Services			-		-		-			P	I)
Personal Services		I)])		P			P	I)
Radio & Television Studios		I)])		P			P	I)
Tasting Rooms		_(17)	_(17)		_(17)		-	(17)	P(17)
Visitor Accommodations		I)])		P			P	I)
Separately Regulated Commen	rcial Services											
Uses												
Adult Entertainment Establishmen	its:											
Adult Book Store		I					L			L	I	
Adult Cabaret		I]			L			L	I	
Adult Drive-In Theater		I]			L			L	I	
Adult Mini-Motion Picture	Theater	I]			L			L	I	
Adult Model Studio		I]	_/		L			L	I	
Adult Motel		I]			L			L	I	
Adult Motion Picture Theat	er	I]			L			L	I	
Adult Peep Show Theater		I	J]			L			L	I	
Adult Theater		I]			L			L	I	
Body Painting Studio		I	J]			L			L	I	
Massage Establishment		I	J]			-			-	I	
Sexual Encounter Establish	ment	I]			L			L	I	
Assembly and Entertainment Uses	, Including	I	. -]			L			L	I	
Places of Religious Assembly												

Use Categories/Subcategories	Zone			Zone	<u></u>	
[See Section 131.0112 for	Designator					
an explanation and descriptions	1st & 2nd >>			CC- C		
of the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately				_		123456
Regulated Uses]	4th >>					
Bed & Breakfast Establishments:						
1-2 Guest Rooms		P	P	P	P	P
3-5 Guest Rooms		P	P	P	P	P
6+ Guest Rooms		P	P	P	P	P
Boarding Kennels/Pet Day Care		L	L	L	L	L
Camping Parks		С	С	С	С	С
Child Care Facilities:						
Child Care Centers		L	-	L	L	L
Large Family Child Care Hon	nes	L	-	L	L	L
Small Family Child Care Hom		L	-	L	L	L
Eating and Drinking Establishmen	nts with a	P	P	P	P	P
Drive-in or Drive-through Compo						
Fairgrounds		С	С	-	С	С
Golf Courses, Driving Ranges, and	d Pitch & Putt	С	С	С	С	С
Courses						
Helicopter Landing Facilities		C	С	C	C	С
Massage Establishments, Specializ	zed Practice	L	L	L	L	L
Medical Marijuana Consumer Co	operatives	-	С	-	-	-
Mobile Food Trucks		$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	L(15)	L ⁽¹⁵⁾
Nightclubs & Bars o Over 5,000 s	Square fFeet in	С	С	С	С	С
<u>sS</u> ize						
Parking Facilities as a Primary Us	e:					
Permanent Parking Facilities		P	С	P	P	P
Temporary Parking Facilities		N	С	N	N	N
Private Clubs, Lodges and Fratern	al	P	P	P	P	P
Organizations						
Privately Operated, Outdoor Recre		C	C	С	C	C
Facilities <u>oO</u> ver 40,000 Square Fe	et in Size ⁽⁹⁾					
Pushcarts:						
Pushcarts on Private Property		L	L	L	L	L
Pushcarts in <u>PPublic +Right-of</u>	- w<u>W</u>ay	N	N	N	N	N
Recycling Facilities:						
Large Collection Facility		N	N	N	N	N
Small Collection Facility		L	L	L	L	L
Large Construction & Demoli	tion Debris	-	-	-	-	-
Recycling Facility						
Small Construction & Demoli	tion Debris	-	-	-	-	-

Use Categories/Subcategories	Zone						Z	one	S			
[See Section 131.0112 for	Designator											
an explanation and descriptions	1st & 2nd >>						CC	<u>-C</u>	<u>C-</u>			
of the Use Categories,	3rd >>	1	-	2	-		3-			4-	5	, -
Subcategories, and Separately	4th >>	1 2	2 3	1 2 3	45	4	5 6 7	8 9	1 2 3	3 4 5 <u>6</u>	1 2 3	4 5 <u>6</u>
Regulated Uses]	4th //											
Recycling Facility												
Drop-off Facility		I		I	,		L			L]	
Green Materials Composting l		-	-	-			-					-
Mixed Organic Composting F	•	-	-	-			-			-		-
Large Processing Facility Acc		-	-	-			-			-		-
Least 98% of Total Annual W	_											
Recyclables from Commercia	1 &											
Industrial Traffic												
Large Processing Facility Acc	epting All	-	-	-			-			-		-
Types of Traffic												
Small Processing Facility Acc		-	-	-			-			C	(\mathbb{C}
Least 98% of Total Annual W												
Recyclables From Commercia	ıl &											
Industrial Traffic												
Small Processing Facility Acc	epting All	-	-	-			-			C	(\mathbb{C}
Types of Traffic												
Reverse Vending Machines		I		I	,		L		l	L]	<u>L</u>
Tire Processing Facility		-	-	-						<u>-</u> .		-
Sidewalk Cafes		I		I			L			L		<u>L</u>
Sports Arenas & Stadiums		(C			C			<u>C</u>		<u> </u>
Theaters Tthat Aare Outdoor or of	Over 5,000	(2	C	2		C			C	(C
Square Feet in Size			<u> </u>		•	1						<u> </u>
Urgent Care Facilities	• •	N		N		İ	N			N	 	N
Veterinary Clinics & Animal Hosp	oitals	I	_	I	,		L			L		
Zoological Parks		-	-	-			-			-		-
Offices						1			ı			
Business & Professional		F		P			<u>P</u>			<u>P</u>		P
Government		F		P			P			P		P
Medical, Dental & Health Prac		F		P			P			<u>P</u>		P
Regional & Corporate Headqu	arters	F	,	P		<u> </u>	P			P		P
Separately Regulated Office Uses						ı			ı		Ι,	
Real Estate Sales Offices & M		<u>I</u>		-			_ <u>L</u>			<u>L</u>		
Sex Offender Treatment & Co		I		I	,		L			L		
Vehicle & Vehicular Equipment S	ales &											
Service	Main 4					I			I	D.	,	n
Commercial Vehicle Repair &			-	-			-			<u>P</u>	 	P
Commercial Vehicle Sales & R	tentals	-	-	_			-			P		P

Use Categories/Subcategories	Zone				Zone	S	
[See Section 131.0112 for	Designator						
an explanation and descriptions	1st & 2nd >>				CC - <u>C</u>	<u>C-</u>	
of the Use Categories,	3rd >>		2-		3-	4-	5-
Subcategories, and Separately	4th >>	1 2 3	3 1 2 3	<u>4</u> 5	456789	123456	123456
Regulated Uses]	4111						
Personal Vehicle Repair & Ma		P	P		-	P	P
Personal Vehicle Sales & Rent		P	P		-	P	P
Vehicle Equipment & Supplies	Sales &	P	P		-	P	P
Rentals							
Separately Regulated Vehicle & V							
Equipment Sales & Service Uses	S				T		
Automobile Service Stations		N	N		N	N	N
Outdoor Storage & Display of		C	C		-	C	C
Unregistered Motor Vehicles	as a <i>Primary</i>						
Use							
Distribution and Storage					T		
Equipment & Materials Storage	ge Yards	-	-		-	-	-
Moving & Storage Facilities			-		-	P	P
Distribution Facilities		-	-		-	-	P ⁽⁸⁾
Separately Regulated Distribution Uses	and Storage						
					I	С	С
Impound Storage Yards Junk Yards		-	-		-	C	C
		т	- T		т	т Т	т
Temporary Construction Stora Located Off-site	ige y ards	L	L		L	L	L
Industrial							
					I		
Heavy Manufacturing		-	-		-	-	P(8)
Light Manufacturing		-	+ -		-	-	P(©)
Marine Industry		<u>-</u> Р	- P		-	- Р	<u>-</u> Р
Research & Development		Р	P		-	Р	Р
Trucking & Transportation To		-	-		_	-	
Separately Regulated Industrial U	ses		1		I		
	oilitz.	-	-		-	-	-
Hazardous Waste Research Fa	•	-	-		-	-	-
Hazardous Waste <u>Hazardous</u>	<u>waste</u>	-	-		-	-	-
Treatment Facility	la a Claract 1				C	<u> </u>	
Marine Related Uses Within to	ne Coastai	C	C		C	С	C
Overlay Zone							D .
Newspaper Publishing Plants	4 D 1 4 0	С	C		С	С	P
Processing & Packaging of Pl		-	-		-	-	-
Animal By-products Grown C	ri-premises						
Very Heavy Industrial Uses		-	-		-	-	_

Use Categories/Subcategories	Zone			Zone	s	
[See Section 131.0112 for	Designator					
an explanation and descriptions	1st & 2nd >>			CC - <u>C</u>	<u>C-</u>	
of the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately	441- > >	1 2 3	12345	456789	123456	123456
Regulated Uses]	4th >>					
Wrecking & Dismantling of M	Iotor Vehicles	-	-	-	-	-
Signs						
Allowable Signs		P	P	P	P	P
Separately Regulated Signs Uses						
Community Entry Signs		L	L	L	L	L
Neighborhood Identification S	Signs	-	-	-	-	-
Comprehensive Sign Sign Pro	gram	N	N	N	N	N
Revolving Projecting Signs		N	N	N	N	N
Signs with Automatic Changin	ng Copy	N	N	N	N	N
Theater Marquees		N	N	N	N	N

Footnotes for Table 131-05B [No change in text.]

§131.0531 Development Regulations Tables of <u>for</u> Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

Table 131-05C

Development Regulations of for CN Zones

Development Regulations	Zone d <u>D</u> esignator			Zones		
[See Section 131.0530 for	1st & 2nd >>			CN CN-	•	
Development Regulations of Commercial Zones	3rd >>	1-	1-	1-	<u>1-</u>	<u>1-</u>
Commercial Zones]	4th >>	1	2	3	<u>4</u>	<u>5</u>
Max pPermitted rResidential dDo	ensity ⁽¹⁾	3,000	1,500	1,500	<u>1,000</u>	<u>800</u>
Supplemental #Residential #Regu	lations [See	applies	applies	applies	<u>applies</u>	<u>applies</u>
Section 131.0540]						
Lot <u>Lot</u> a <u>A</u> rea						
Min Lot Lot Area (sf)		2,500	5,000	5,000	<u>2,500</u>	<u>2,500</u>
Max Lot Lot Area (ac)		0.3	10	10	<u>0.3</u>	<u>0.3</u>
Lot <u>Lot</u> d <u>D</u> imensions						
Min Lot Lot Width (ft)		25	50	50	<u>25</u>	<u>25</u>
Min sStreet fFrontage (ft)		25	50	50	<u>25</u>	<u>25</u>
Min Lot Lot Depth (ft)	_	100				

Development Regulations	Zone dDesignator			Zones		
[See Section 131.0530 for	1st & 2nd >>			CN CN-	<u> </u>	
Development Regulations of	3rd >>	1-	1-	1-	<u>1-</u>	<u>1-</u>
Commercial Zones]	4th >>	1	2	3	4	<u>5</u>
Setback rRequirements						
Min Front <u>sSetback</u> (ft)					==	==
Max Front <u>sSetback</u> (ft)		$10^{(2)}$		10(2)	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>
[See Section 131.0543(a) (1)]						
Min Side <u>sS</u> etback (ft)		10	10	10	<u>10</u>	<u>10</u>
Optional Side <u>sSetback</u> (ft)		0	0	0	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]						
Side Setback a Abutting FResider	ntial	applies	applies	applies	<u>applies</u>	<u>applies</u>
[See Section 131.0543(c)]						
Min Street Side <u>sSetback</u> (ft)		1.0(2)		1.0(2)	== 1 O(2)	==
Max Street Side <u>sSetback</u> (ft)		$10^{(2)}$		10(2)	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>
[See Section 131.0543(a) (1)] Min Rear <u>sSetback</u> (ft)		10	10	10	10	10
Optional Rear <u>sSetback</u> (ft)		0	0	0	$\frac{10}{0}$	$\frac{10}{0}$
[See Section 131.0543(b)]		U			<u>⊍</u>	$\underline{\underline{\cup}}$
Rear Setback a Abutting $\mathbf{F}_{\mathbf{R}}$ eside	ntial [See	applies	applies	applies	<u>applies</u>	applies
Section 131.0543(c)]		аррпов	аррись	аррись	<u> </u>	фрись
Max sStructure hHeight (ft)		30	30	30	65	65
Max fFloor #Area #Ratio		1.0(3,4)	1.0(3,4)	1.0(3,4)	1.0(3,4)	1.0(3,4)
Floor Area Ratio bBonus for Re	sidential	0.5	0.75	0.75	1.2	1.2
mMixed uUse / Minimum perce	ntage of bonus	/100	/50	/50		
required for residential use [See	Section					
131.0546(a)]						
Minimum Floor Area Ratio for R	<u>lesidential</u>	<u>0.5</u>	<u>0.38</u>	<u>0.38</u>	<u>0.6</u>	<u>0.6</u>
<u>Use</u>						
Ground-floor Height [See Section 13		<u>=</u>	=	=	<u>applies</u>	<u>applies</u>
Pedestrian pPaths [See Section 131.0		applies	applies	applies	<u>applies</u>	<u>applies</u>
Transparency [See Section 131.0552	-	applies		applies	<u>applies</u>	<u>applies</u>
Building a Articulation [See Section		applies	applies	applies	<u>applies</u>	<u>applies</u>
Refuse and Recyclable Material Sto Section 142.0805]	rage [See	applies	applies	applies	<u>applies</u>	<u>applies</u>
Loading Dock and Overhead Door S	Screening	applies	applies	applies	<u>applies</u>	applies
Regulations [See Section 142.1030]			пррпов		<u>appres</u>	<u> </u>

Footnotes for Table 131-05C Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

Table 131-05D Development Regulations of <u>for</u> CR, CO, CV, CP Zones

Development Regulations	Zone Designator					Zo	nes				
[See Section 131.0530 for Development	1st & 2nd >>	CR- CR-			co-	<u>-CO-</u>			CV-	<u>CV-</u>	CP- <u>CP-</u>
Regulations of	3rd >>		1	-	2	2-	3	3-	1	_	1-
Commercial Zones]	4th >>		1	2	<u>1-</u>	<u>2-</u>	1	2	1	2	1
Max <u>pP</u> ermitted <u>rR</u> esider dPensity (1)	ntial	1,500	1,000	1,500	Ξ	=	<u>800</u>	<u>600</u>	1,500	1,500	
Supplemental #Residentia #Regulations [See Section		applies	applies	applies	applies	applies	applies	applies	applies	applies	1
Lot <u>Lot</u> a <u>A</u> rea											
Min Lot Lot Area (s		15,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	
Max Lot Lot Area (a	ic)				<u>=</u>	<u>=</u>	==	<u>=</u>			
Lot <u>Lot</u> dimensions											
Min Lot Lot Width	(ft)	100	50	50	<u>50</u>	50	<u>50</u>	<u>50</u>	100	50	
Min <u>sStreet fFrontag</u>	ge (ft)	100	50	50	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	100	50	
Min Lot Lot Depth (ft)	100	100	100	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	100	100	1
Setback #Requirements											
Min Front s <u>Setback</u> Max Front s <u>Setback</u> [See Section 131.05	(ft)	10	10 25 ⁽²⁾	10	$\frac{\underline{10}}{\underline{25^{(2)}}}$	10 ==	<u>=</u> 10 ⁽²⁾	<u>=</u> 10 ⁽²⁾	10	 10 ⁽²⁾	10
Min Side <i>sSetback</i> (Optional Side <i>sSetback</i> (ft)	10	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	<u>10</u> <u>0</u> (3)	<u>10</u> <u>0</u>	<u>10</u> <u>0</u>	10 	10 0 ⁽³⁾	10
Side Setback aAbutt FResidential [See Se 131.0543(c)]	•	applies	applies	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	applies	applies	applies
Min Street Side s <u>Set</u> Max Street Side s <u>Set</u> [See Section 131.05:	tback (ft)	10	10 25 ⁽²⁾	10	$\frac{10}{25^{(2)}}$	10 ==	<u>=</u> 10 ⁽²⁾	<u>=</u> 10 ⁽²⁾		10 ⁽²⁾	
Min Rear <u>sSetback</u> (,	10	$ \begin{array}{c} 10 \\ 0^{(3)} \end{array} $	$ \begin{array}{c} 10 \\ 0^{(3)} \end{array} $	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	10	$ \begin{array}{c} 10 \\ 0^{(3)} \end{array} $	$ \begin{array}{c} 10 \\ 0^{(3)} \end{array} $
Optional Rear <u>sSetbu</u> Rear <u>Setback</u> <u>aAbutt</u> <u>FResidential</u> [See Se 131.0543(c)]	ting	applies							applies	applies	-
Max s <u>S</u> tructure <u>h</u> Height (ft)	60	45	60	<u>45</u>	<u>65</u>	<u>65</u>	<u>70</u>	60	45	30
Min <i><u>lLot eCoverage</u></i> (%)						==		==		35	
Max <u>fF</u> loor <u>aA</u> rea <u>rR</u> atio		1.0(4,5)	$0.75^{(4,5)}$	1.5(4,5)	$0.75^{(4,5)}$	1.5(4,5)	<u>2.0^(4,5)</u>	2.0(4,5)	$2.0^{(4,5)}$	$2.0^{(4,5)}$	1.0(4,5)
Floor Area Ratio be Residential mMixed /Minimum percentage required for resident	u <u>U</u> se ge of bonus	1.0/50	1.0 / 100	1.5/50			<u>2.5</u>	<u>2.5</u>			

	1						1	1	1	
Section 131.0546(a)]										
Minimum Floor Area Ratio for	0.5	1.0	0.75			<u>1.5</u>	1.5			
Residential Use	<u>0.3</u>	1.0	0.73	<u>=</u>	<u>==</u>	<u>1.3</u>	<u>1.5</u>	==	==	=
<i>Floor Area Ratio</i> bBonus for										
eChild eCare [See Section	applies		applies	==	applies	applies	applies			
131.0546(b)]										
Ground-floor Height [See Section	1.	1.	1.	1.	1.	1.	1.	1.	1.	
131.0548]	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	==
Pedestrian pPaths [See Section	1.	1.	1.	1.	1.	1.	1.	1.	1.	
131.0550]	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	
Transparency [See Section 131.0552]		applies		applies	==	applies	applies		applies	
Building aArticulation [See Section	annlias	annlias	annlias	annlias	annlias	annlias	annlias	annlias	annlias	
131.0554]	appnes	appnes	appnes	appnes	appnes	appnes	<u>applies</u>	appnes	appnes	
Street <u>y Yard</u> <u>pParking</u> <u>rRestriction</u>		1:		1:		1:	1:			
[See Section 131.0555]		applies		<u>applies</u>	==	appnes	applies			
Parking lot Lot Orientation [See	1:		1:		1:			1:	1:	
Section 131.0556]	applies		applies	==	<u>applies</u>	==	==	appnes	applies	
Refuse and Recyclable Material	ammli an	annli aa	annli aa	amaliaa	annli aa	annli aa	ammli an	ammli an	ammli ag	amaliaa
Storage [See Section 142.0805]	appnes	appnes	appnes	appnes	appnes	appnes	appnes	appnes	applies	appnes
Loading Dock and Overhead Door				_						·
Screening Regulations [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
142.1030]										

Footnotes for Table 131-05D Footnotes for Table 131-05D [No change in text.]

(c) CC Zones

Table 131-05E Development Regulations of <u>for</u> CC Zones

Development Regulation	Zone Designator		Z	ones	
[See Section 131.0530 for	1st & 2nd >>		CC	-<u>CC-</u>	
Development Regulations of	3rd >>	1- 2- 4- 5-	1- 2- 4- 5-	1- 2- 4- 5-	<u>2-</u> 3- 4- 5-
Commercial Zones]	4th >>	1	2	3	4
Max pPermitted rResidential dPensi	<i>ty</i> ⁽¹⁾	1,500	1,500	1,500	1,500
Supplemental #Residential #Regulati 131.0540]	ons [See Section	applies	applies	applies	applies
Lot- <u>Lot</u> a <u>A</u> rea					
Min Lot Lot Area (sq. ft.)		5,000	5,000	5,000	2,500
Max Lot Lot Area (ac)					
Lot dDimensions					
Min Lot Lot Width (ft)		50	50	100	25
Min s <u>S</u> treet f <u>F</u> rontage (ft)		50	50	100	25
Min Lot Lot Depth (ft)		100	100		
Max Lot Lot Depth (ft)		150	150		
Setback rRequirements					

Development Regulation	Zone Designator		Z	ones	
[See Section 131.0530 for	1st & 2nd >>		CC	<u>CC-</u>	
Development Regulations of	3rd >>	1- 2- 4- 5-	1- 2- 4- 5-	1- 2- 4- 5-	<u>2-</u> 3- 4- 5-
Commercial Zones]	4th >>	1	2	3	4
Min Front <u>sSetback</u> (ft)					
Max Front <u>sSetback</u> (ft)		$100^{(2,3)}$	$100^{(2,3)}$		$10^{(2)}$
[See Section 131.0543(a) (1)]					
Min Side <u>sSetback</u> (ft)		10	10	10	10
Optional Side <u>sSetback</u> (ft)		0	0	0	0
[See Section 131.0543(b)]					
Side Setback a butting residen	tial [See Section	applies	applies	applies	applies
131.0543(c)]					
Min Street Side sSetback (ft)					1.0(2)
Max Street Side <u>sSetback</u> (ft)					$10^{(2)}$
[See Section 131.0543(a)(1)]		10	10	10	10
Min Rear <u>sSetback</u> (ft)		10 0	10	10	10
Optional Rear <u>sSetback</u> (ft) [See Section 131.0543(b)]		U	0	0	0
Rear Setback-a A butting r Resider	tial [See Section	applies	applies	applies	applies
131.0543(c)]	itiai [See Section	applies	applies	applies	applies
` / 2		20	(0)	4.5	20
Max s <u>S</u> tructure h <u>H</u> eight (ft)		30	60	45	30
Min <i>l<u>L</u>ot e<u>C</u>overage</i> (%)					35
Max <u>fF</u> loor <u>aA</u> rea +Ratio		$0.75^{(4,5)}$	2.0(4,5)	0.75(4,5)	1.0 ^(4,5)
Floor Area Ratio bBonus for Res		0.75 /75		0.75 /75	0.5 /50
u <u>U</u> se/Minimum percentage of bo					
residential use [See Section 131.					
Minimum Floor Area Ratio for		<u>0.56</u>	=	<u>0.56</u>	0.25
Ground-floor Height [See Section 131		=	<u>applies</u>	<u>applies</u>	=
Pedestrian pPaths [See Section 131.05]	550]	applies	applies	applies	applies
Transparency [See Section 131.0552]					applies
Building a Articulation [See Section 1]	31.0554]	applies	applies	applies	applies
Parking <u>Lot</u> <u>oOrientation</u> [See Section	on 131.0556]	applies	applies	applies	-
Refuse and Recyclable Material Stor	age [See Section	applies	applies	applies	applies
[142.0805] Loading Dock and Overhead Door So	raaning	annlies	annlies	annlies	annlies
Regulations [See Section 142.1030]	a cening	applies	applies	applies	applies
[Negulations [See Section 142.1030]					

Development Regulation	Zone Designator			Zones		
[See Section 131.0530 for	1st & 2nd >>			<u>CC-CC</u>		
Development Regulations of	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>
Commercial Zones]	4th >>	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>
Max permitted <u>FR</u> esidential <u>d</u> ensity	(1)	1,500	<u>1,000</u>	<u>800</u>	<u>600</u>	<u>400</u>
Supplemental #Residential #Regulation	ons [See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>

Development Regulation	Zone Designator			Zones					
[See Section 131.0530 for	1st & 2nd >>								
Development Regulations of	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>			
Commercial Zones]	4th >>	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>			
131.0540]									
Lot- <u>Lot</u> a <u>A</u> rea					<u> </u>				
Min Lot Lot Area (sq. ft.)		2,500	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>			
Max Lot Lot Area (ac)			==	==	==	=			
Lot <u>Lot</u> dDimensions									
Min Lot Lot Width (ft)		25	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>			
Min <u>sStreet fFrontage</u> (ft)		25	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>			
Min Lot Lot Depth (ft)			==	==	==	==			
Max Lot Lot Depth (ft)			==	==	==	==			
Setback +Requirements			I	I	l .				
Min Front <u>s</u> <u>S</u> etback (ft)			==	==	==	==			
Max Front s <u>S</u> etback (ft)		$10^{(2)}$	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	$10^{(2)}$			
[See Section 131.0543(a) (1)]									
Min Side <u>sSetback</u> (ft)		10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>			
Optional Side <u>sS</u> etback (ft)		0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>			
[See Section 131.0543(b)]									
Side Setback a Abutting r Residen	tial [See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			
131.0543(c)]									
Min Street Side <u>sS</u> etback (ft)			==	==	==	==			
Max Street Side <u>sSetback</u> (ft)		$10^{(2)}$	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	$10^{(2)}$			
[See Section 131.0543(a) (1)]									
Min Rear <u>sSetback</u> (ft)		10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>			
Optional Rear <u>sSetback</u> (ft)		0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>			
[See Section 131.0543(b)]									
Rear Setback a butting resider	ntial [See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			
131.0543(c)]		100	65	(5	100				
Max s <u>S</u> tructure h <u>H</u> eight (ft)		100	<u>65</u>	<u>65</u>	<u>100</u>	= 2.5			
Min <u>ILot eCoverage</u> (%)		35	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>			
Max f <u>F</u> loor # <u>A</u> rea # <u>R</u> atio		2.0(4,5)	2.0(4,5)	2.0(4,5)	2.0(4,5)	2.0(4,5)			
Floor Area Ratio bBonus for Res		2.0	<u>2.0</u>	<u>2.5</u>	<u>2.5</u>	<u>3.0</u>			
u <u>U</u> se/Minimum percentage of bo									
residential use [See Section 131.				_					
Minimum Floor Area Ratio for	<u>1.0</u>	<u>1.0</u>	<u>1.5</u>	<u>1.5</u>	<u>2.0</u>				
Ground-floor Height [See Section 131		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			
Pedestrian pPaths [See Section 131.05]	550]	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			
Transparency [See Section 131.0552]		applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			

Development Regulation	Zone Designator	Zones							
[See Section 131.0530 for	1st & 2nd >>	CC - <u>CC</u>							
Development Regulations of	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>			
Commercial Zones]	4th >>	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>			
Building **Articulation [See Section 1]	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>				
Parking ILot oOrientation [See Section	on 131.0556]	-	=	=	=	=			
Refuse and Recyclable Material Stor 142.0805]	age [See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>			
Loading Dock and Overhead Door So	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>				
Regulations [See Section 142.1030]									

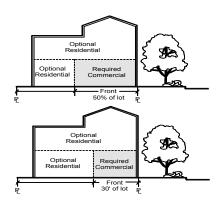
Footnotes for Table 131-05E Footnotes for Table 131-05E [No change in text.]

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-05B:

- (a) through (b) [No change in text.]
- (c) Ground *Floor* Restrictions.
 - (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

Diagram 131-05A Ground Floor Restriction



- (2) Within the Coastal Overlay Zone,
 - (A) #Required parking cannot occupy more than 50 percent of the ground floor floor in the CV-1-1 or CV-1-2 zones.
 - (B) Residential uses are not permitted on the ground *floor*.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7, RM-3-8, RM-3-9, and RM-3-10 zones apply as appropriate according to the maximum permitted residential *density* apply, except that the lot *lot* area, lot *lot* dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply. The *floor area ratio* bonus for providing underground parking as set forth in Sections 131.0446(e) and 131.0446(f) shall apply.
- (e) [No change in text.]
- (f) Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.

§131.0546 Maximum Floor Area Ratio

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

- (a) Floor Area Ratio Bonus for Mixed Use
 - (1) A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use project *development*. A minimum percentage of the FAR bonus required residential *floor area ratio* is shown in the tables, which and must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.
 - (2) If an underground parking *structure* is provided as part of a mixed-use *development*, a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking *structure* on the *premises*, but not to exceed a *floor area ratio* of 1.0. The additional *floor area ratio* must be applied toward the residential portion of the *development*.
- (b) Child Care Facilities Floor Area Ratio Bonus for Child Care Facilities

 In the CR-1-1, CR-2-1, and CO-1-2, CO-2-2, CO-3-1, and CO-3-2 zones,
 a floor area ratio bonus over the otherwise maximum allowable grossfloor area is permitted at the rate of 4 square feet of additional gross floor
 area for each 1 square foot of gross floor area devoted to the child care

facility to be added to the total area of the premises when determining the floor area ratio for a development. The area designated for the facility child care facility must be used for child care for a minimum of 10 years and must be in compliance with the requirements of Section 141.0606 (Child Care Facilities).

§131.0548 Ground-floor Height

Ground-floor height requirements apply to structures with commercial uses on the ground floor. The minimum ground-floor height for structures shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average grade of the adjoining sidewalk, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.

§131.0555 Parking Restriction

In the CO-1-1, <u>CO-3-1</u>, and <u>CO-3-2</u> zones, parking is not permitted in the required front and street <u>street</u> side <u>yard</u> <u>yard</u>.

§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

Legend for Table 131-06B

[No change in text.]

Table 131-06B Use Regulations Table for Industrial Zones

Use Categories/ Subcategories	Zone	Zones									
[See Section 131.0112 for an	Designator										
explanation and descriptions of	1st & 2nd>>	<u>₩</u> <u></u>		HH:	·IH-	IS IS-	₽₽Ŧ				
the Use Categories,											<u>IBT-</u>
Subcategories, and Separately	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator					Zoi	nes				
explanation and descriptions of the Use Categories,	1st & 2nd> >	<u> </u>		HL <u>IL-</u>			IH - <u>IH-</u>		IS IS-	IBT-	
Subcategories, and Separately	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Residential , Rooming House [See Section 131.0112(a)(3)(A)] [No change in text.]			[No change in text.]								
Shopkeeper Units		- 1	=	=	<u>-</u>	-	=	=	=	=	_
Residential, Single Dwelling Un	<i>its</i> through	[No change in text.]									
Commercial Services, Funeral &	& Mortuary										
Services [No change in text.]											
Instructional Studios		-		_	-	-	P ⁽¹⁶⁾	-	-	<u>-₽</u>	
Commercial Services, Maintena	ince &	[No change in text.]									
Repair through Signs, Separately Regulated											
Signs Uses, Theater Marquees [No change in											
text.]											

Footnotes for Table 131-06B [No change in text.]

(a)

§142.0530 Nonresidential Uses — Parking Ratios

Retail Sales, Commercial Services, and Mixed-Use Development.

Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

Table 142-05E
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use
Development

Zone	Otherwise Noted (Floo	equired per 1,000 Square Fee or Area Includes <i>Gross Floor A</i> d Excludes <i>Floor</i> Area Devoted	Area plus below Grade Floor							
	Re	Required Automobile Parking Spaces ⁽¹⁾								
	Minimum Required Outside a Transit Area	Outside a <i>Transit</i> Within a <i>Transit Area</i> (2)								
Commercial Zones	1									
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5							
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5							
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0(3)	4.3	6.5							
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5							
CC-3-5	1.0 (4)	1.0 (4)	5.5							
CC-3-5/Beach impact area ⁽⁵⁾	2.5	2.1	6.5							
CC-4-5	1.0 (4)	1.0 (4)	5.5							
<u>CC-2-5</u> CC-5-5	1.25	1.25	5.5							
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5							
<u>CC-3-7</u>	<u>2.5</u>	2.1	<u>6.5</u>							
<u>CC-3-8</u>	<u>2.5</u>	2.1	<u>6.5</u>							
<u>CC-3-9</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>							

CN-1-1	1.0 (4)	1.0 (4)	5.5					
CN-1-2	5.0	4.3	6.5					
CN-1-3	2.5	2.1	6.5					
<u>CN-1-4</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>					
CR-1-1 CR-2-1	5.0 (3)	4.3	6.5					
CO-1-1 CO-1-2 <u>CO-2-1</u> <u>CO-2-2</u> <u>CO-3-1</u> <u>CO-3-2</u>	5.0	4.3	6.5					
CV-1-1	5.0	4.3	6.5					
CV-1-2	2.5	2.1	6.5					
Industrial Zones throu	Industrial Zones through Planned Districts, West Lewis Street [No change in text.]							

Footnotes For Table 142-05E [No change in text.]

(b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

Table 142-05F Parking Ratios for Eating and Drinking Establishments

Zone Parking Spaces Required per 1,000 Square Feet of Eating and Dr Establishment ⁽¹⁾ Floor Area Unless Otherwise Noted (Floor Area Inc. Floor Area plus below Grade Floor Area and Excludes Floor Area De Parking)									
	Required Automobile Parking Spaces ⁽²⁾								
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit</i> Area ⁽³⁾	Maximum Permitted						
Commercial Zones									
CC-1-1	2.5	2.1	25.0						
CC-2-1									
CC-4-1									

CC-5-1			
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
<u>CC-2-5</u> CC-3-5	1.0 (5)	1.0 (5)	20.0
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0
CC-4-5	1.0 (5)	1.0 (5)	20.0
CC-5-5	1.25	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	<u>25.0</u>
<u>CC-3-7</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CC-3-8</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CC-3-9</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
CN-1-1	1.0 (5)	1.0 (5)	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CR-1-1 CR-2-1	15.0	12.8	25.0
CO-1-1 CO-1-2 <u>CO-2-1</u> <u>CO-2-2</u> <u>CO-3-1</u> <u>CO-3-2</u>	15.0	12.8	25.0

CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
Industrial Zones thro	ough Planned Districts , W	Yest Lewis Street [No cha	inge in text.]

Footnotes For Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

§152.0316 Redevelopment Subdistrict Permitted Land Use Categories

Six major land use categories, described in Figure 2 of the Barrio Logan Planned Districts, are permitted within the Redevelopment Subdistrict—: They are Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi-Public Use, and Light Industry/Commercial Use. The permitted land use classifications within each of these 6six land use categories are described in Section 152.03167 (Redevelopment Subdistrict - Land Use Classifications) and are further set out in Table 152-03A.

Legend for Table 152-03A
P Permitted
CUP Conditional Use Permit
- Not Permitted

Table 152-03A Permitted Land Use Categories

	Land Use Categories											
Use Distri		Mercado District	Comm/Res. Mixed Use	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use						
Residential												
through												
Residential,			[No change	e in text.]								
Mercado District												
Residential [No												
change in text.]												

	Land Use Categories									
Land Use Classifications	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use				
Shopkeeper Units [See Section 113.0103]	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>				
Commercial Retail through			[N	o change in te	xt.]					
Accessory Uses [No change in text.]										

§152.0317 Redevelopment Subdistrict - Land Use Classifications

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance with Process Four, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 152.0317, shall be examined on a case by case basis by the City Manager to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

- (a) Residential
 - (1) through (6) [No change in text.]
 - (7) Shopkeeper units
- (b) through (k) [No change in text.]

§155.0238 Use Regulations Table of CU Zones

The uses allowed in the CU zones are shown in Table 155-02C:

Legend for Table 155-02C

[No change in text.]

Table 155-02C Use Regulations Table for CU Zones

Use Categories/Subcategories [See Land Development Code	Zone Designator	Zones								
Section 131.0112 for an explanation and descriptions of	1st & 2nd	CU -CU-								
the Use Categories,		1-(1)			2-			3-		
Subcategories, and Separately	3rd >>	1	2	3	4	5	3(2)(12)	6	7	8
Regulated Uses]	4th >>									
Open Space through Residentia	l, <i>Multiple</i>	[No change in text.]								
Dwelling Units [No change in te	xt.]									
Shopkeeper Units [See Section	113.0103]		<u>P</u>		<u>P(4)</u>	ı	<u>P(4)</u>			
Residential, Single Dwelling Un	<i>nits</i> through	[No change in text.]								
Signs, Separately Regulated Signs	gns Uses,									
Theater <i>Marquees</i> [No change in text.]										

Footnotes to Table 155-02C [No change in text.]

§1510.0309 Commercial Center Zone-Permitted Uses

In the Commercial Center (CC), designated on that certain map referenced in Section 1510.0102, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

(a) Retailing of consumer goods and dispensing of consumer services from the following establishments:

- (1) through (32) [No change in text.]
- (33) Shopkeeper Units (See Section 113.0103)
- (334) Sporting goods stores
- (34<u>5</u>) Stationers
- (356) Travel agencies
- (367) Variety stores
- (b) through (f) [No change in text.]

§1512.0305 Commercial Zones (CN, CL, CV, NP) - Permitted Uses

(a) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor be used except for one or more of the purposes indicated with an "P" in Table 1512-03I. No use may be conducted outdoors on any premises except as indicated by footnote 4, or by specific reference.

Legend for Table 1512-03I
"P" = Permitted
"-" = Not Permitted

Table 1512-03I Permitted Uses Table

Permitted Uses	CN-1,2 CN-1A,2A CL-1 ⁽⁶⁾ CL-3 CL-6 CV-1,2,4	CL-2 ⁽⁶⁾	CN-3,4 ⁽²⁾ CV-3 ⁽²⁾	CL-5 ⁽⁶⁾	NP- 1,2,3
Advertising, Secretarial & Telephone Answering Services through Shoe Repair Shops [No change in text.]	[No change in text.]				
Shopkeeper Units (See Section 113.0103) (Subject to Specific Zone Limitations)	<u>P(10)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Sporting Goods Stores	
through Accessory Uses as Follows:	
Accessory uses determined by the	[No change in text.]
Development Review Services	
Director to be appropriate in character	
and placement in relationship to a	
primary use. [No change in text.]	

Footnotes for Table 1512-03I Footnotes for Table 1512-03I [No change in text.]

(b) [No change in text.]

§1516.0301 Permitted Uses

It is the purpose of this section to specify certain groupings of uses to be encouraged or emphasized based on each subarea's physical, historical, and functional conditions.

- (a) In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:
 - (1) through (2) [No change in text.]
 - (3) Core.
 - (A) [No change in text.]
 - (B) The following uses are permitted provided that they do not occupy ground floor frontage and are located above or behind a permitted use designated in Section 1516.0301(c).(i) through (iv) [No change in text.]
 - (v) Shopkeeper Units (See Section 113.0103)

- (4) through (7) [No change in text.]
- (b) [No change in text.]

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